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Angus Local  
Development  
Plan:  
Draft Habitats  
Regulations  
Appraisal  
Record

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Committee Draft

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January 2015

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## CONTENTS

	Page No.
<b>1. Introduction</b>	3
Legislative Requirement to undertake HRA	3
Policy Requirement	4
<b>2. Proposed Angus Local Development Plan</b>	6
<b>3. Assessment Methodology</b>	8
Main Issues Report	8
Proposed Angus Local Development Plan	8
Next Stages	9
<b>4. European Sites within and adjacent to the Proposed Angus LDP Area</b>	11
Special Areas of Conservation (SACs)	11
Special Protection Areas of Conservation (SPAs)	11
<b>5. Screening of the Proposed Angus LDP</b>	13
<b>6. Appropriate Assessment</b>	15
<b>7. Conclusions</b>	17
 <b><u>List of Tables &amp; Figures</u></b>	
Figure 1 Key Stages in the HRA Process	5
Table 1 Special Areas of Conservation (SACs)	11
Table 2 Special Protection Areas (SPAs)	12
Figure 2 SACs & SPAs within and adjacent to the Proposed ALDP area	12
 <b><u>Appendices</u></b>	
Appendix 1 European Sites potentially affected by the Proposed ALDP	22
Appendix 2 European Sites unlikely to be significantly affected by the Proposed A LDP	24
Appendix 3 Screening of Proposed ALDP for Likely Significant Effect	29
Appendix 4 Appropriate Assessment	100

## 1. INTRODUCTION

This section sets out the legislative and policy requirements for Angus Council to undertake Habitats Regulations Appraisal (HRA) of the Proposed Angus Local Development Plan.

### **Legislative Requirement to undertake Habitats Regulations Appraisal (HRA)**

Directive 2009/147/EC of the European Parliament and of the Council on the conservation of wild birds, commonly known as the Birds Directive, gives member states of the European Union the power and responsibility to classify Special Protection Areas (SPAs) to protect birds which are rare or vulnerable in Europe. The Habitats Directive 1992 requires member states to designate Special Areas of Conservation (SACs). A network of sites across the European Community, comprising Special Areas of Conservation (SACs) and Special Protection Areas (SPAs) is known as Natura 2000. Member States are required to protect and restore the sites included in this Network.

In October 2005, the European Court of Justice ruled that development plans in the United Kingdom should be subject to assessment under the provisions of Article 6(3) and (4) of the Habitats Directive. The requirement to consider the effect on Natura 2000 sites of development plans is transposed into national legislation through the Conservation (Natural Habitats, &c.) Regulations 1994, as amended, and are normally referred to as the Habitats Regulations.

The Habitats Regulations protect European Designated sites and require planning authorities in Scotland to undertake an appropriate HRA of a Development Plan before it can be adopted or submitted to Scottish Ministers for approval. It is necessary to consider:

- whether the plan is likely to have a significant effect on such a site; and
- where this is the case, that an Appropriate Assessment has been carried out on the likely impacts.

The Habitats Directive applies the precautionary principle to SPAs and SACs. Plans and projects can only be permitted after having determined that there will be no adverse effect on the integrity of any European site. The qualifying features and conservation objectives of European Sites must be maintained and deterioration of habitats and significant disturbance of species avoided.

It is also a legal requirement for the appraisal to include consideration of candidate SACs prior to their full classification. As a matter of policy proposed SPAs and proposed SACs should be given the same considerations. Ramsar sites are designated wetlands of international importance. All Ramsar sites are also Natura sites and/or Sites of Special Scientific Interest and are protected under the relevant statutory regimes.

## **Policy Requirements for Habitats Regulations Appraisal (HRA)**

The legislative requirements above are reflected in Scottish Government policy. Scottish Planning Policy provides guidance on how the Government's policies for the conservation and enhancement of Scotland's natural heritage should be reflected in land use planning. The guidance states that any development plan or development proposal which could have a significant effect on a Natura site and is not connected with or necessary to the conservation management of any site must be subject to an appropriate assessment of the potential implications on a sites conservation interests and objectives. Any plan or project which could have a significant effect on any European site can only be permitted where:

- an appropriate assessment has demonstrated that it will not adversely affect the integrity of the site, or
- there are no alternative solutions; and,
- there are imperative reasons of overriding public interest, including those of a social or economic nature.

Where, in the absence of any alternatives, an authority proposes to approve a plan or project which could adversely affect the integrity of a Natura site for reasons of overriding public interest, Scottish Ministers must be notified and compensatory measures necessary to ensure the overall coherence of the Natura network is protected must be provided. For plans or projects affecting a Natura site where a priority habitat or species (as defined in Article 1 of the Habitats Directive) would be affected, prior consultation with the European Commission via Scottish Ministers is required unless the proposal is necessary for public health or safety reasons or will have beneficial consequences of primary importance to the environment.

Scottish Planning Policy also states that development plans should protect the coastal environment. It states that internationally and nationally designated nature conservation sites should be protected from inappropriate development.

Circular 6/2013 published in December 2013 provides limited guidance on the application of the Habitats Regulations but states that planning authorities undertaking HRA should consult SNH in determining likely significant effect from any aspect of the Proposed LDP or when concluding that Appropriate Assessment is not required. Where Appropriate Assessment is required the planning authority must consult SNH and have regard to any representation made.

Further guidance in the form of Advice Sheet No 1 – Aligning Development Planning procedures with Habitats Regulations Appraisal requirements published by the Scottish Government in June 2012 has also been referred to in undertaking HRA of the Proposed Angus LDP.

Advice and guidance on carrying out Habitats Regulations Appraisal is also set out in Scottish Natural Heritage's Habitats Regulations Appraisal of Plans: Guidance for Plan - Making Bodies in Scotland. The guidance details the separate stages for

undertaking a Habitats Regulations Appraisal, and the considerations that will need to be taken into account.

Based on the guidance, Figure 1 (below) shows the key stages of the Habitats Regulations Appraisal process undertaken on the Proposed Angus Local Development Plan

Fig 1: Key Stages in the HRA Process for Proposed Angus LDP

<b>Stage</b>	<b>Action</b>
1	Determine whether plan is subject to HRA. LDP Proposed Plan and potentially some of the accompanying SG will be subject to HRA. Individual SG will be screened to determine requirement for HRA.
2	Identify those European sites (including those that lie wholly or partially outwith LDP area) that should be considered in the appraisal. Agree list with SNH.
3	Collate/compile relevant information (conservation interests, sensitivities and threats) about agreed list of European designated sites. Agree list of information on each site with SNH.
4	Establish scope and methodology of the HRA. Discretionary meeting with SNH to agree method and scope prior to commencing HRA.
5	Screen the vision, strategy, policies proposals and allocated sites in the draft LDP proposed plan for likely significant effects (alone or in combination) on European sites. Screening for "in combination effects" to be undertaken on those elements of the Proposed Plan which have been screened out as having "de minimis" effects.
6	Applying mitigation measures at the screening stage to avoid or remove likely significant effects.
7	Rescreen those elements of the plan where mitigation measures are proposed. Where potential significant effects remain identify those elements of the Plan that require appropriate assessment.
8 & 9	Undertake appropriate assessment for policies, proposals and sites where there are likely to be significant effects on the conservation objectives of any European site after mitigation. Apply mitigation measures until there is no adverse effect on the integrity and conservation objectives of any European site.
10	Prepare Draft Habitats Regulations Appraisal Record.
11	Consult SNH (& other stakeholders and public if appropriate) on Draft HRA record.
12	Screen any amendments made by the Council or proposed by Reporters following the Local Plan Inquiry process into unresolved objections to the Proposed Plan for likely significant effects on European designated sites. If necessary carry out appropriate assessment and re-consult SNH on proposed alterations to draft HRA.
13	Modify HRA Record in light of SNH representations and any amendment to the plan. Complete and publish final/revised HRA Record with clear conclusions. Submit approved/signed off HRA record to Scottish Ministers along with adopted ALDP.

## 2: PROPOSED ANGUS LOCAL DEVELOPMENT PLAN

The Scottish Government's purpose of creating a more successful country through increasing sustainable economic growth is set out in the Government Economic Strategy. The Purpose is tracked by seven Purpose targets and supported by sixteen National Outcomes.

Planning is broad in scope and cross cutting in nature, but the overall ambition is to create better places. As such it contributes to a greater or lesser extent to each one of the 16 National Outcomes, and therefore to the Scottish Government's overall Purpose.

The National Planning Framework and Scottish Planning Policy (SPP) (2014) set out a single vision for the planning system in Scotland:

*"We live in a Scotland with a growing, low carbon economy with progressively narrowing disparities in well-being and opportunity. It is growth that can be achieved whilst reducing emissions and which respects the quality of environment, place and life which makes our country so special. It is growth which increases solidarity – reducing inequalities between our regions. We live in sustainable, well-designed places and homes which meet our needs. We enjoy excellent transport and digital connections, internally and with the rest of the world."*

The TAYplan Strategic Development Plan (TAYplan SDP) sets out a broad vision for what the region (including most of Angus) should be like in 20 years time. TAYplan SDP focuses on sustainable economic growth and a better quality of life through a stronger and more resilient economy, better quality places, reduced resource consumption and better resilience to climate change. The vision to guide new development is as follows:

*"By 2032 the TAYplan region will be sustainable, more attractive, competitive and vibrant without creating an unacceptable burden on our planet. The quality of life will make it a place of first choice where more people will choose to live, work, study and visit, and where businesses choose to invest and create jobs."*

This vision is carried through to the local level to guide future development across Angus. The Angus Local Development Plan (ALDP) must also take account of the Council's and Community's own vision for the area which is stated in the Angus Community plan and Single Outcome Agreement 2013 – 2016:

*"Angus is a place where a first class quality of life can be enjoyed by all."*

The strategy and policies of the Angus Local Development Plan (ALDP) should help to achieve these complementary visions by focusing on the national and local outcomes to which they can contribute.

SPP (2014) identifies four planning outcomes which contribute to the national vision and the Community Planning Partnership identifies five priorities supported by a number of more detailed outcomes that will help to achieve the stated local vision.

Using these priorities and outcomes to determine the structure of the ALDP and guide its contents will mean that the links between planning decisions based on ALDP policy, the national planning outcomes and the Community Planning Partnership's priorities are more explicit.

The Angus Local Development Plan will guide development for ten years following adoption, up to 2026. In accordance with the Planning etc (Scotland) Act 2006, the plan will be reviewed every five years. The plan sets out where land is being allocated to meet development needs and where new development should and should not be located. As is the current position, the new Plan will cover all of Angus with the exception of the part that is within the Cairngorms National Park.

The Proposed Angus Local Development Plan consists of a Written Statement and Proposals Maps. The Written Statement is made up of five parts:

- Vision and Outcomes – closely aligning the Proposed Plan with Scottish Government, Strategic Development Plan and Community Council visions and outcomes.
- The Strategy – which includes a presumption in favour of sustainable development as well as a development strategy and overarching policies guiding investment to the right place, and promoting high quality development which minimises adverse impacts on the high quality environment of Angus.
- The Policy Framework – which manages and guides sustainable development by dealing with particular land uses or issues. This is structured into two broad themes: Thriving and Connected, and Protected and Valued.
- Settlement Strategies – which are place specific, identifying areas allocated for growth, sites which present opportunities for reuse, redevelopment and regeneration and sites which are protected from development.
- Implementation and Monitoring – which gives guidance as to how the policies of the plan should be applied and links to the Action Programme, which will accompany the plan.

### 3: ASSESSMENT METHODOLOGY

This section identifies the guidance followed in undertaking this assessment; details the screening process used to identify sites for which an Appropriate Assessment was carried out; and details the methodology employed to identify the potential impacts on those designated sites. In establishing the methodology carrying out the Habitats Regulations Appraisal of the Proposed Angus LDP, the following guidance was used:

- Managing Natura Sites 2000: The Provisions of Article 6 of the Habitats Directive 92/43/EEC;
- Scottish Natural Heritage (2010) Habitats Regulation Appraisal of Plans: Guidance for Plan Making Bodies in Scotland. (David Tyldesley and Associates, August 2010)
- Aligning Development Planning procedures with Habitats Regulations Appraisal (HRA) requirements – Advice Sheet No.1 (The Scottish Government, July 2012)
- Habitats Regulations Appraisal (HRA) Advice Sheet: Screening, general policies and applying simple mitigation measures – Advice Sheet No.2 (The Scottish Government, July 2012)
- Habitats Regulations Appraisal (HRA) Advice Sheet: HRA and Strategic Environmental Assessment – Advice Sheet No.3 (The Scottish Government, November 2013)
- Planning Circular 6/2013: Development Planning (The Scottish Government, December 2013)

#### **Main Issues Report (November 2012)**

The Angus LDP Main Issues Report (MIR) was published for consultation between November 2012 and January 2013. The LDP Main Issues Report presented options to address a range of policy issues and broad direction of growth options for the 7 main towns (Arbroath, Brechin, Carnoustie, Forfar, Kirriemuir, Monifieth and Montrose) and 4 Rural Service Centres (Edzell, Friockheim, Letham and Newtyle).

As the MIR did not include specific policies or land allocations Habitats Regulations Appraisal was not undertaken at that stage. Strategic Environmental Assessment of the MIR was however undertaken and a Draft Environmental Report published for consultation alongside the LDP MIR.

Given the lack of detail of policy wordings and proposed land allocations Habitats Regulations Appraisal was not undertaken on the MIR but commenced on the Draft Proposed LDP from Stage 5 (Screening) based on the previously agreed methodology, reasons for screening out and list of European designated sites which could potentially be affected by the policies, proposals and land allocations set out in the LDP.



## **Proposed Angus Local Development Plan (February 2015)**

Habitats Regulations Appraisal of the detailed policies, proposals and land allocations contained in the Proposed Angus LDP has been undertaken in parallel with the Strategic Environmental Assessment (SEA). A separate Environmental Report has been prepared and will be published alongside the Proposed Plan. All policies, proposals and land allocations modified as a result of the SEA process have been screened in their final form as approved by Angus Council at their Meeting on 11 December 2014.

### Screening for Potential Significant Effects on a European Site

The HRA process commenced on the Draft Proposed ALDP from Stage 5 (Screening) based on the methodology, reasons for screening out and list of European sites with potential to be affected by the ALDP agreed with Scottish Natural Heritage. The outcome of the screening process is set out in Section 5.

The purpose of this stage is to identify all policies, proposals and land allocations set out in the Proposed ALDP:

- which would have no effects on any designated European site (screen out)
- which would not be likely to have a significant effect on any European site (i.e. some effect but minor residual) either alone or in combination with other aspects of the same plan or other plans & projects which therefore do not require Appropriate Assessment.
- where it is not possible to rule out the risk of significant effects on any European site, either alone or in combination with other aspects of the same plan, or other plans and projects. Provides a clear scope for the parts of the plan that will require Appropriate Assessment.

### In-combination Test

The in-combination test concerns addressing potential "cumulative effects" where a policy, proposal or land allocation does not in itself result in likely significant effects on any European site. Any element of the Proposed ALDP which was individually screened out because the effects were likely to be "minor residual" in nature should also be assessed in combination with other plans and projects to consider potential cumulative effects.

The screening process undertaken on the Proposed ALDP identified no policy, proposal or land allocation where there were "minor residual effects". As a consequence there is no requirement to undertake an "in-combination" assessment as part of the HRA process.

### Appropriate Assessment

Conducted under the provisions of Regulation 85 of the Habitats Regulations the Appropriate Assessment stage of the HRA process considers the implications on the conservation interests and objectives of any European site for any policy, proposal

or land allocation where a likely significant effect has been identified as a result of screening.

Following screening a number of policies, proposals and land allocations were identified where it was not possible to rule out a likely significant effect on a European site. These elements of the Proposed ALDP and the reason they have been screened in for Appropriate Assessment are set out in Appendix 3. The Appropriate Assessment forms Section 6 of this Report.

### **Next Stages**

This document provides a record of the Habitats Regulations Appraisal undertaken on policies, proposals and land allocations set out in the Proposed Angus LDP. Undertaken in parallel with the Strategic Environmental Assessment the Draft Habitats Regulations Assessment Record will be published alongside the Proposed Angus LDP and Environmental Report. Scottish Natural Heritage and other stakeholders such as SEPA, neighbouring local authorities and the Cairngorms National Park Authority will be consulted on the document as it progresses.

Any amendments or modifications made to the proposed ALDP following consideration of unresolved objections through the Examination process will require to be screened for likelihood of significant effects on the conservation interests of any European site and if required an Appropriate Assessment carried out. SNH will be consulted at this stage. Following this stage a finalised Habitats Regulations Appraisal will be published with final conclusions.

#### 4: EUROPEAN SITES WITHIN AND ADJACENT TO THE ANGUS LDP AREA

The Angus LDP area has a rich and diverse natural environment, and within and adjacent to the LDP boundary there are 7 SACs and 6 SPAs. In addition 4 of the sites are designated Ramsar sites. These sites are listed below with those adjacent to the plan area also highlighted. Information on the qualifying interests, conservation objectives and condition of the identified European sites has been compiled using SNH's Sitelink. Account has also been taken of the TAYplan SDP Record of Habitats Regulations Appraisal (2011).

##### **Special Areas of Conservation (SACs)**

SACs are selected for a number of habitats and species, both terrestrial and marine, which are listed in the Habitats Directive. The SACs within and adjacent to the Angus LDP area are listed in Figure 5.1.

Table 1: SACs within and adjacent to the Angus LDP area:

Please note that the Isle of May SAC and Moray Firth SAC are also included in Table 5.1 as their conservation interests could potentially be affected by the Proposed ALDP.

<b>SAC Site</b>	<b>Responsible Local Authority</b>
Barry Links	Angus
Firth of Tay and Eden Estuary*	Angus, Dundee City, Fife and Perth & Kinross
River South Esk	Cairngorms NP, Angus and Aberdeenshire
Part of River Tay & its Tributaries	Angus, Perth & Kinross
Caenlochan (within Cairngorms National Park)	Cairngorms NP/Angus/Perth & Kinross/Aberdeenshire
Isle of May	Fife
Moray Firth	Highland and Moray

\* Ramsar Site

##### **Special Protected Areas (SPAs)**

SPAs are selected for a number of rare, threatened or vulnerable bird species listed in Annex I of the Birds Directive, and also for regularly occurring migratory species. The SPAs within and adjacent to the Angus LDP area are listed in Figure 5.2.

Table 2: SPAs within and adjacent to the Angus LDP area:

<b>SPA Site</b>	<b>Responsible Local Authority</b>
Firth of Tay *	Angus, Dundee City, Fife and Perth & Kinross
Loch of Kinnordy*	Angus
Loch of Lintrathen*	Angus
Montrose Basin*	Angus
Cairngorms Massif (within Cairngorms National Park)	Cairngorms NP/Angus/Perth & Kinross/Aberdeenshire
Caenlochan	Cairngorms NP/Angus/Perth & Kinross/Aberdeenshire

\* Ramsar Site

Through the screening process all sites detailed above have been considered to establish if their conservation interests could be adversely affected by policies and proposals contained in the Proposed ALDP. As a result of the screening detailed in Appendix 3 those sites potentially affected by the Proposed LDP, their qualifying features and conservation objectives are detailed in Appendix 2.

Those sites screened out as unlikely to be significantly affected by the policies and proposals contained in the Proposed LDP, their qualifying features and justification of their omission from the HRA process are detailed in Appendix 1.

**Figure 2: SACs and SPAs within and adjacent to the Proposed ALDP Area**

Map of Angus showing location of Natura 2000 sites detailed in Tables above to be included.

## 5. SCREENING

Screening has been carried out on all policies, proposals and land allocations set out in the Proposed ALDP agreed with amendment by Angus Council at their meeting of 11 December 2014. The screening has been undertaken in line with the methodology set out in Section 3 in order to screen out of further assessment those elements of the Proposed ALDP which will not have a likely significant effect on the conservation interests and objectives of any European site.

### Reasons for Screening-out Policies, Proposals and Land Allocations:

The following reasons for screening-out any policy, proposal or land allocation set out in the Proposed ALDP as not likely to have a significant effect on any Natura 2000 site were agreed with SNH before the screening process was commenced:

- General policy statement or criteria based policy which sets out the Council's aspirations for a certain issue.
- Projects and other proposals referred to in the Plan but not proposed by it.
- Projects and other proposals which make provision for change but have already been granted planning permission.
- Policies or proposals intended to protect the natural environment, including biodiversity, or to conserve or enhance the natural, built or historic environment, where enhancement measures will not be likely to have any negative effect on any European site.
- Policies which will not themselves lead to development or change in the use of land or buildings such as design or other qualitative criteria.
- Policies or proposals which make provision for change but where there is no conceivable link to or effect on any European site due to:
  - there is no link or pathway with the qualifying interests; or
  - any effect would be a positive effect; or
  - it would not undermine the conservation objectives of the site.
- Policies or proposals which make provision for change but could have no significant effect on a European site because any potential effects will be insignificant/minor residual in nature or so restricted/remote from a site that they would not undermine the conservation objectives of the site.
- Policies where the effects on any European site cannot be identified because it is not possible to identify when or where proposals will be promoted or implemented or where effects may occur, or which sites if any may be affected.

The screening has identified those aspects of the Plan that are likely to have a significant effect on the qualifying interests of a European site and for which appropriate assessment should be carried out. The results of the Proposed Plan screening process are contained within Appendix 3 of this report. This indicates where there is considered to be:

- a likely significant effect (red); or
- a minor residual effect (orange); or

- no likely significant effect (green).

Following the screening process the following policies, proposals and settlement boundaries are identified, as having potential likely significant effects on European designated sites:

Policies and Land Allocations:

Policy TC12 – Freight Facilities; Policy PV16 – Coastal Planning; B1 Housing – Dubton Farm; F4 Housing – Westfield (part); F9 Working – Orchardbank; M1 Housing – Brechin Road; M6 Working – Montrose Port; and M10 Sleepyhillock Cemetery Extension

Settlement Boundaries:

Bridge of Dun; Cortachy; Douglastown; Eassie Muir; Farnell; Finavon; Kirkton of Kinnettles; Prosen Village; Ruthven and Tannadice

The Appropriate Assessment of these policies, land allocations and settlement boundaries detailed above is set out in Section 6 and Appendix 4 of this Report.

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## 6: APPROPRIATE ASSESSMENT

The appropriate assessment is undertaken under the provisions of Regulation 85 of the Habitats Regulations and is the stage of the HRA process following screening. It is an assessment of the implications of the plan on any European site for those policies, proposals and land allocations where screening identified a likely significant effect. The conservation objectives of European sites are critical to and the focus of the assessment which considers the potential implications of development and mitigation measures that may be applied to remove any adverse effect on site integrity. The Appropriate Assessment takes a precautionary approach to the potential implications from development on

An adverse effect would be something that affects the ability of the site to meet its conservation objectives across all parts of the site. Importantly the appropriate assessment embodies the precautionary principal.

The screening stage identified eight policies and proposed land allocations, listed in Section 5 and highlighted in red in Appendix 3, to be taken forward for appropriate assessment. These policies steer development to an area where it is not possible to rule out the risk of likely significant effect on the conservation interests of a European site. The eight policies comprise:

- Policy TC12 Freight Facilities
- Policy PV16 Coastal Planning
- Policy B1 Housing- Dubton
- Policy F4 Housing – Westfield
- Policy F9 Working - Orchardbank
- Policy M1 Housing – Brechin Road
- Policy M6 Working - Montrose Port
- Policy M10 Sleepyhillock Cemetery Extension

Development Boundaries for those settlements which do not include site specific policies and/or proposals have been screened for their potential to accommodate development which has the potential for likely significant effect on the conservation interests of any European Designated Site. The settlements screened in have been identified for further consideration due to their proximity to The River South Esk SAC and the River Tay SAC comprise:

- Bridge of Dun
- Cortachy
- Douglastown
- Eassie Muir
- Farnell
- Finavon
- Kirkton of Kinnettles
- Prosen Village
- Ruthven

- Tannadice

The Appropriate Assessment takes a precautionary approach to the potential effects of the Proposed ALDP on European sites and has been undertaken in consultation with SNH. The detailed assessment of potential adverse effects on the qualifying interests of any Natura 2000 site of those policies, proposals and land allocations identified through screening is set out in Appendix 4.

In line with Scottish Government advice set out in "Screening general policies and applying simple mitigation measures" the Appropriate Assessment has recommended addition of text to Policies TC12 Freight Facilities; PV16 Coastal Planning; B1 Housing- Dubton; F4 Housing – Westfield; F9 Working – Orchardbank; M1 Housing – Brechin Road; M7 Montrose Port; and F9 Working – Orchardbank. The policy caveat applied to each policy shown in bold italics below is a mitigation measure framed to ensure no adverse impacts on the integrity of European designated sites.

#### **Policy TC12 - Freight Facilities**

Angus Council will encourage a modal shift from road-based freight to rail and sea.

The Railway Sidings at Montrose Railway Station and Helen Street Goods Yard, Arbroath are safeguarded for rail related activities.

In addition, Policy M6 safeguards Montrose Port for port related uses which could include sea freight facilities. ***Development proposals at Montrose Port should not result in adverse impacts, either alone or in combination with other proposals or projects, on the integrity of any European designated site.***

Outwith these locations, proposals for freight related activities should be located on or adjacent to land identified for Class 6 (storage or distribution) use and where possible be well connected to the strategic/local road network, rail network and / or port facilities.

Proposals must demonstrate that they will have no detrimental impact on adjacent land uses and be in accordance with Policy DS4 - Amenity.

#### **Policy PV16 - Coastal Planning**

The Coast<sup>5</sup> is subject to natural and human pressures ranging from climate change to caravan parks. The environmental, economic and defensive role of the coast will be protected by Angus Council and development proposals will be assessed within the context of the Shoreline Management Plan (SMP) and relevant landscape capacity studies.

Development requiring new sea defences will not be supported and proposals should be directed to the developed coast<sup>6</sup> or be associated with existing development.

Within the undeveloped coast<sup>7</sup> proposals will only be supported where there is:

- a justifiable locational requirement for the development;
- no conflict with designated or proposed marine heritage sites; and



- no conflict with existing coastal protection works.

Areas liable to ground instability and at risk from current or future inundation as identified in the second SMP for Angus will be considered for managed realignment.

Angus Council will work with adjacent terrestrial and marine authorities as appropriate to promote co-ordinated coastal planning on and offshore and will consider development proposals within this context.

**Development proposals should not result in adverse impacts, either alone or in combination with other proposals or projects, on the integrity of any European designated site.**

<sup>5</sup>Defined as Tayside Landscape Character Assessment classification 14a coast with sand, 14b coast with cliffs and 15 lowland basin

<sup>6</sup>Developed coast - the area within development boundaries which lie wholly or partly within the defined coast and subject to all other relevant local plan policies.

<sup>7</sup>Undeveloped coast - defined coast outwith settlement boundaries and subject to all other relevant local plan policies.

#### **B1 Housing - Dubton Farm**

29 Ha of land at Dubton Farm is allocated for residential development of around 400 dwellings. Around 250 dwellings will be released within the plan period including a first phase of around 125 dwellings in the period to 2021 and the remaining 125 dwellings permitted in the period to 2026. The scale of further land release in the period beyond 2026 will be determined by a future Local Plan.

Development proposals should be in accordance with the approved development brief for this site updated as appropriate to reflect policies in this Local Development Plan.

**Development should not result in adverse impacts, either alone or in combination with other proposals or projects, on the integrity of the River South Esk SAC.**

#### **F4 Housing - Westfield**

38.8 Ha of land west of Westfield Loan is allocated for residential development of around 300 dwellings. A first phase of around 100 dwellings will be permitted in the period to 2021, with the remaining phase of 200 dwellings permitted in the period to 2026.

The initial phase of development should commence at the north of the site with access from Glamis Road. No access to Westfield Loan or Dundee Road and no further development beyond the initial phase of 100 dwellings will be allowed until a full assessment of the potential impact on the A90 junctions (including Lochlands) is completed and any resulting mitigation is agreed with Angus Council and Transport Scotland.

Development proposals should be in accordance with a masterplan prepared for the site and should include:

- design and site layout which takes account of the existing landscape character, pattern of development and character of neighbouring uses and buildings;
- the protection of scheduled ancient monuments within the site and how these will be managed;
- a landscape framework, preserving existing woodland and hedges and setting out structural planting and landscaping within and around the site to enhance

biodiversity and to create an appropriate town edge;

- appropriate developer contributions, including contributions towards education infrastructure;
- the potential for a new distributor road linking Dundee Road and Westfield Loan with Glamis Road, taking account of any potential impact on the A90 junctions (including Lochlands) in conjunction with Angus Council and Transport Scotland;
- the provision of open space and SuDS as necessary;
- opportunities for active travel through improved linkages with the existing path/Green Network; and
- supporting information including a Drainage Impact Assessment, Sustainable Drainage and Surface Water Management Plan, Contaminated Land Investigation Report and a Transport Assessment which should include assessment of the West Port junction and analysis of the traffic flows and junctions along East and West High Streets.

Additional land is safeguarded for further residential development in the period beyond 2026. The scale of further land release in the period beyond 2026 will be determined by a future Local Development Plan and may also include:

- provision of a new Primary School.
- an area of land south of Glamis Road for further business / employment development.

***Development proposals should not result in adverse impacts, either alone or in combination with other proposals or projects, on the integrity of the River Tay SAC.***

#### **F9 Working – Orchardbank**

29.6 ha of land to the west of Orchardbank adjacent the A90(T) is reserved for a 'Gateway' development comprising Class 4 (business), Class 5 (general industry), Class 6 (storage and distribution) and Roadside facilities in accordance with Policy TC10 – Roadside Facilities. Development should be in accordance with the approved Development Brief for the site updated as appropriate to reflect policies in this Local Development Plan.

***Development proposals should not result in adverse impacts, either alone or in combination with other proposals or projects, on the integrity of the River Tay SAC.***

#### **M1 Housing – Brechin Road**

19 Ha of land at Brechin Road is allocated for residential development of around 300 dwellings. A first phase of around 150 dwellings will be permitted in the period to 2021, with the remaining phase of around 150 dwellings permitted in the period to 2026.

Proposals should be in accordance with the approved development brief for this site updated as appropriate to reflect policies in this Local Development Plan.

Proposals should be supported by a Transport Assessment to establish impact on the local and strategic road network, in particular the A90 / A937 junction at Laurencekirk. Where impacts are identified, conditions controlling development or requirements for appropriate mitigation including Developer Contributions in accordance with Policy DS5 may be

applicable.

**Development should not result in adverse impacts, either alone or in combination with other proposals or projects, on the integrity of any European designated site.**

*(Planning permission was granted in April 2014 to extend the time limit for implementation of the original outline permission until 1 March 2016)*

#### **M6 Working - Montrose Port**

Montrose Port is safeguarded for port related uses. Development proposals which enhance the commercial and economic role of the Port will be supported where these are compatible with adjacent land uses. Development proposals should be supported by a Flood Risk Assessment and a Drainage Impact Assessment.

**Development proposals at Montrose Port should not result in adverse impacts, either alone or in combination with other proposals or projects, on the integrity of any European designated site.**

#### **M10 Sleepyhillock Cemetery Extension**

0.8 ha of land adjacent to Montrose Basin is reserved for future cemetery provision.

**Development should not result in adverse impacts, either alone or in combination with other proposals or projects, on the integrity of Montrose Basin SPA.**

As mitigation for the potential impact of development within the development boundaries for the settlements detailed above, the Appropriate Assessment recommends the addition of a similar caveat to Policy DS1 – Development Boundaries and Priorities.

#### **Policy DS1 – Development Boundaries and Priorities**

All proposals will be expected to support delivery of the Development Strategy.

The focus of development will be sites allocated or otherwise identified for development within the Angus Local Development Plan, which will be safeguarded for the use(s) set out. Proposals for alternative uses will only be acceptable if they do not undermine the provision of a range of sites to meet the development needs of the plan area.

Proposals on sites not allocated or otherwise identified for development, but within development boundaries will be supported where they are of an appropriate scale and nature and are in accordance with relevant policies of the ALDP.

Proposals for sites outwith but contiguous with a development boundary will only be acceptable where it is in the public interest and social, economic, environmental or operational considerations confirm there is a need for the proposed development that cannot be met within a development boundary.

Outwith development boundaries proposals will be supported where they are of a scale and nature appropriate to their location and where they are in accordance with relevant policies of the ALDP.

In all locations, proposals that re-use or make better use of vacant, derelict or under-used brownfield land or buildings will be supported where they are in accordance with relevant policies of the ALDP.

Development of greenfield sites (with the exception of sites allocated, identified or considered appropriate for development by policies in the ALDP) will only be supported where there are no suitable and available brownfield sites capable of accommodating the proposed development.

***Development should not have an adverse effect, either alone or in combination with other proposals or projects on the integrity of any European designated site.***

<sup>1</sup>Sharing an edge or boundary, neighbouring or adjacent

The policy caveats applied to these policies requires there to be no adverse effect on any European designated site as a result of development, with detailed assessment of the potential effects of development being undertaken on a case by case basis at the planning application stage. This mitigation measure is intended to ensure there are no adverse effects on the conservation interests and objectives of any European site considered during the Habitats Regulations Appraisal process.

Additional safeguards are provided through application of Policy PV4 – Sites Designated for Natural Heritage and Conservation Value and Policy PV5 – Protected Species. Other policy measures within the Proposed ALDP which provide secondary safeguards against any adverse impacts of development include: PV14 Water Quality; and PV15 – Drainage Infrastructure

Other policy measures within the Proposed ALDP which provide secondary safeguards against the impacts of new development include: Policy PV14 – Water Quality; and Policy PV15: Drainage Infrastructure

## 7: CONCLUSIONS

Angus Council concludes that in combination with the protection provided by Policy PV4 – Sites designated for Natural Heritage & Biodiversity Value, and PV5 – Protected Species, the mitigation recommended by the Appropriate Assessment detailed in Section 6 and Appendix 4 will ensure that the policies, proposals and land allocations contained in the Proposed Angus Local Development Plan will have no adverse effect on the integrity of any European site considered during the Habitats Regulations Appraisal process.

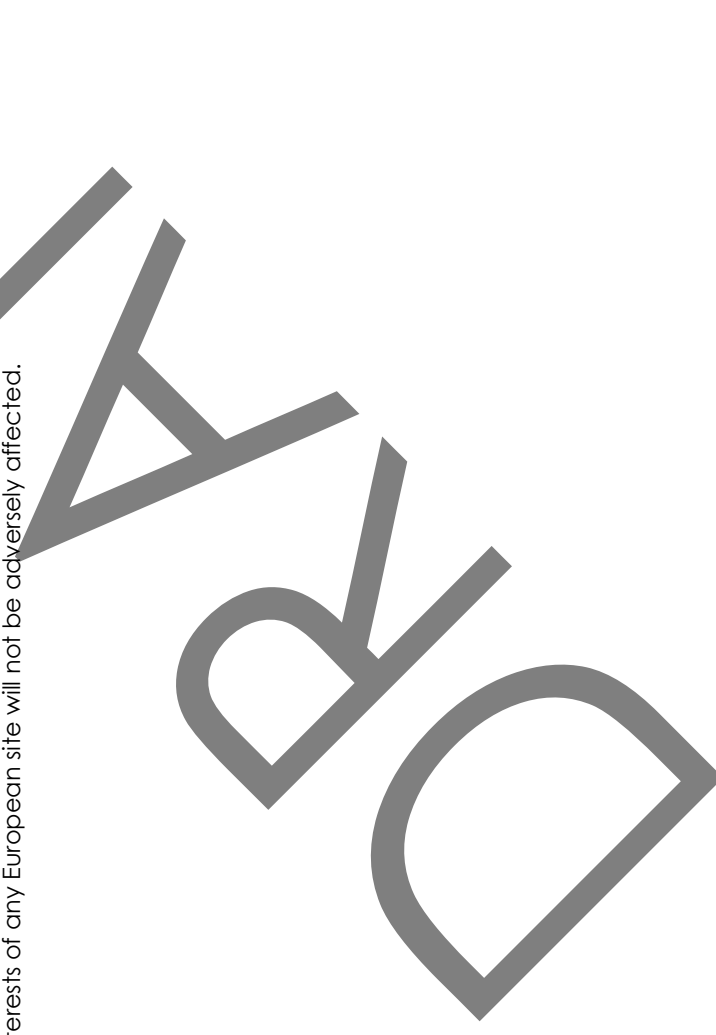
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## Appendix 1: European Sites unlikely to be significantly affected by the Proposed ALDP

Site & Designation	Qualifying Interest	Justification for Not Including Site in HRA Process
<b>Caenlochan (SAC)</b>	<p>Habitat: Acidic scree, Alpine and subalpine heaths, Base-rich fens, Baserich scree, Blanket bog, Dry heaths, Grasslands on soils rich in heavy metals, High-altitude plant communities associated with areas of water seepage,</p> <p>Montane acid grasslands, Mountain willow scrub, Plants in crevices on acid rocks, Plants in crevices on base-rich rocks, Species-rich grassland with matgrass and Tall herb communities in upland areas</p>	<p>This is a remote upland site. In view of its remote location, as well as the proposed spatial strategy, preferring to concentrate development within principle settlements, it is unlikely that there will be any significant negative effects on the qualifying interests of this site. The site is designated for plant communities and habitat types</p> <p>The site lies adjacent to but outwith the northern boundary of the Angus LDP area where no development is proposed (site lies wholly within the Cairngorms National Park area). No policies proposed by the LDP will promote development affecting the conservation interests of the site.</p>
<b>Cairngorms Massif (proposed SPA)</b>	<p>Species: Golden eagle <i>Aquila chrysaetos</i></p>	<p>The Cairngorms Massif consists of a continuous area of upland and woodland located in the North East Highlands, largely within the Cairngorms National Park. In view of the remoteness of this site, and the proposed spatial strategy, preferring to concentrate development within principle settlements, it is unlikely that there will be any significant negative effects on the qualifying interests of this site. The site is designated to protect the golden eagles and their habitats.</p> <p>The site straddles the Angus Council boundary with the majority of the area lying outwith the ALDP area and within the Cairngorms National Park area. No policies proposed by the LDP will promote development affecting the conservation interests of the site.</p>
<b>Loch of Kinnordy SPA and Ramsar</b>	<p>Species: Greylag goose <i>Anser anser</i>, Pink-footed goose <i>Anser Brachyrhynch</i>; black-necked grebe (<i>Podiceps nigricollis</i>), gadwall <i>Anas strepera</i>, shoveler <i>Anas clypeata</i>, pochard <i>Aythya farina</i> cowbane <i>Cicuta virosa</i>, greater bur-marigold <i>bidens cernua</i>, mudwort <i>Limosella aquatica</i>, lesser tussock sedge <i>Carex diandra</i>, water sedge <i>Carex aquatilis</i></p>	<p>While the site lies within the Angus LDP area given the proposed spatial strategy for the ALDP preferring to concentrate development within the principal settlements, it is unlikely that there will be any significant effects on the qualifying interests of this site. The site is designated to protect the habitat and identified bird species</p> <p>No policies proposed by the LDP will promote development affecting the conservation interests of the site.</p>

<b>Lochnagar (SPA)</b>	Species: Dotterel ( <i>Charadrius morinellus</i> )	<p>This is a remote upland site. In view of its remote location, as well as the proposed spatial strategy for the ALDP preferring to concentrate development within principle settlements, it is unlikely that there will be any significant negative effects on the qualifying interests of this site. The site is designated to protect the dotterel and its habitat.</p> <p>Although the site straddles the Angus Council boundary it lies wholly outwith the ALDP area (site lies wholly within the Cairngorms National Park area). No policies proposed by the LDP will promote development affecting the conservation interests of the site.</p>
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The sites listed above are considered unlikely to be significantly affected in terms of their qualifying interests by any development proposals promoted by the Angus LDP, and have consequently been screened out of the assessment. Those sites listed in Appendix 2 below have been identified as having the potential to be significantly affected by policies and proposals contained in the Angus Local Development Plan, and have been carried forward to screen appropriate provisions of the Proposed Plan. Where potential significant effects cannot be satisfactorily mitigated an appropriate assessment will be undertaken to ensure that the integrity or qualifying interests of any European site will not be adversely affected.



## Appendix 2: European Sites potentially affected by the Proposed ALDP

### **BARRY LINKS (SAC)**

The Barry Links dune system has developed on an extensive broad triangular foreland on the northern side of the Firth of Tay, eastern Scotland. Although Barry Links contains representative examples of many beach, dune and links landforms, it is the exceptional series of well-developed parabolic dunes that is of outstanding geomorphological significance.

#### **SAC Qualifying Features:**

- Coastal dune heathland\*
- Shifting dunes
- Dune grassland\*
- Humid dune slacks
- Shifting dunes with marram

\* denotes priority habitat

#### **SAC Conservation Objectives**

To avoid deterioration of the qualifying habitats thus ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features; and To ensure for the qualifying habitats that the following are maintained in the long term:

- Extent of the habitat on site
- Distribution of the habitat within site
- Structure and function of the habitat
- Processes supporting the habitat
- Distribution of typical species of the habitat
- Viability of typical species as components of the habitats
- No significant disturbance of typical species of the habitats

### **FIRTH OF TAY AND EDEN ESTUARY (SAC, SPA and Ramsar)**

The sites consist of estuaries, intertidal mudflats, and sandflats and the subtidal sandbank habitats, and the habitats supporting a number of species of wading birds and waterfowl along the coastal fringes, shorelines and inshore waters of the Firth of Tay and Eden Estuary

#### **SAC Qualifying Features**

- Estuaries
- Subtidal sandbanks
- Common seal *Phoca vitulina*

#### **SAC Conservation Objectives**

To avoid deterioration of the qualifying habitats thus ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features; and To ensure for the qualifying habitats that the following are maintained in the long term:

- Extent of the habitat on site



- Distribution of the habitat within site
- Structure and function of the habitat
- Processes supporting the habitat
- Distribution of typical species of the habitat
- Viability of typical species as components of the habitats
- No significant disturbance of typical species of the habitats

#### **SPA Qualifying Features**

- Greylag goose *Anser anser*
- Icelandic Black-tailed Godwit *Limosa limosa islandica*
- Grey plover *Pluvialis squatarola*
- Goldeneye *Bucephala clangula*
- Eider *Somateria mollissima*
- Duntin *Callidris alpina alpina*
- Cormorant *Phalacrocorax carbo*
- Common scoter *Melanitta nigra*
- Bar-tailed godwit *Limosa lapponica*
- Goosander *Mergus merganser*

#### **SPA Conservation Objectives**

To avoid deterioration of the habitats of the qualifying species or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained; and To ensure for the qualifying species that the following are maintained in the long term:

- Population of the species as a viable component of the site
- Distribution of the species within site
- Distribution and extent of habitats supporting the species
- Structure, function and supporting processes of habitats supporting the species
- No significant disturbance of the species

#### **Ramsar Qualifying Features (in addition to SPA features):**

- Pink-footed goose *Anser brachyrhynchus*
- Redshank *Tringa tetanus*
- Waterfowl assemblage

#### **RIVER SOUTH ESK (SAC)**

##### **Qualifying Features**

- Freshwater pearl mussel (*Margaritifera margaritifera*)
- Atlantic Salmon (*Salmo salar*)

##### **Conservation Objectives**

To avoid deterioration of the qualifying habitats thus ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features; and

To ensure for the qualifying habitats that the following are maintained in the long term:

- Extent of the habitat on site
- Distribution of the habitat within site
- Structure and function of the habitat
- Processes supporting the habitat
- Distribution of typical species of the habitat
- Viability of typical species as components of the habitats
- No significant disturbance of typical species of the habitats

#### **RIVER TAY (SAC)**

There is considerable ecological variety in the Tay River, and it supports a high quality population of Atlantic salmon, being one of the top three salmon rivers in Scotland. The Tay drains a very large catchment, and has the greatest flow of all UK rivers.

#### **Qualifying Features**

- Clear-water lakes or lochs with aquatic vegetation and poor to moderate nutrient levels
- Atlantic salmon
- Brook lamprey
- River lamprey
- Sea lamprey
- Otter

#### **Conservation Objectives**

To avoid deterioration of the qualifying habitats thus ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features; and To ensure for the qualifying habitats that the following are maintained in the long term:

- Extent of the habitat on site
- Distribution of the habitat within site
- Structure and function of the habitat
- Processes supporting the habitat
- Distribution of typical species of the habitat
- Viability of typical species as components of the habitats
- No significant disturbance of typical species of the habitats

#### **MONTROSE BASIN (SPA and Ramsar)**

This site is an enclosed tidal basin fed by the River South Esk and contains areas of mud-flat, marsh and agricultural land, and Dun's Dish, a small eutrophic loch. It is a good natural example of an estuary, relatively unaffected by development, with high species diversity in the intertidal zone and supporting a large population of wintering waterbirds.

#### **SPA Qualifying Features**

- Greylag goose *Anser anser*
- Knot *Callidris canutus*

- Pink-footed goose *Anser brachyrhynchus*
- Redshank *Tringa tetanus*
- Dunlin *Calidris alpina alpina*
- Oystercatcher *Haematopus ostralegus*
- Eider *Somateria mollissima*
- Wigeon *Anas penelope*
- Shelduck *Tadorna tadorna*
- Waterfowl assemblage

**SPA Conservation Objectives**

To avoid deterioration of the habitats of the qualifying species or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained; and To ensure for the qualifying species that the following are maintained in the long term:

- Population of the species as a viable component of the site
- Distribution of the species within site
- Distribution and extent of habitats supporting the species
- Structure, function and supporting processes of habitats supporting the species
- No significant disturbance of the species

**LOCH OF LINTRATHEN (SPA and Ramsar)**

**SPA Qualifying Features**

Wintering birds

- Greylag goose *Anser anser*
- Pink-footed goose *Anser brachyrhynchus*

**SPA Conservation Objectives**

To avoid deterioration of the habitats of the qualifying species or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features; and to ensure for the qualifying species that the following are maintained in the long term:

- population of the species as a viable component of the site
- distribution of the species within the site
- distribution and extent of habitats supporting the species
- structure, function and supporting processes of the habitat supporting the species
- no significant disturbance of the species

**MORAY FIRTH (SAC)**

**SPA Qualifying Features**

Bottlenose Dolphin

**SPA Conservation Objectives**

To avoid deterioration of the habitats of the qualifying species or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features; and to ensure for

the qualifying species that the following are maintained in the long term:

- population of the species as a viable component of the site
- distribution of the species within the site
- distribution and extent of habitats supporting the species
- structure, function and supporting processes of the habitat supporting the species
- no significant disturbance of the species

#### **ISLE OF MAY (SAC)**

##### **SPA Qualifying Features**

Grey Seal

##### **SPA Conservation Objectives**

To avoid deterioration of the habitats of the qualifying species or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features; and to ensure for the qualifying species that the following are maintained in the long term:

- population of the species as a viable component of the site
- distribution of the species within the site
- distribution and extent of habitats supporting the species
- structure, function and supporting processes of the habitat supporting the species
- no significant disturbance of the species

### Appendix 3: Screening of Proposed Angus LDP for Likely Significant Effect

ALDP Policy/Proposal (Policy No/Title & text)	Effect	Screened In/Out	Reason/Commentary
<p><b><u>Development Strategy:</u></b></p> <p>The Development Strategy of the Angus Local Development Plan (ALDP) draws from and builds on the inherent strengths of the close network of Angus towns and villages. The Strategy seeks to:</p> <ul style="list-style-type: none"> <li>• guide the majority of development, including local housing and employment opportunities, to locations within the main towns that have the capacity to accommodate new development well integrated with existing infrastructure, and which serve as locally accessible centres serving a diverse rural hinterland;</li> <li>• maintain and protect the diversity and quality of the rural area and encourage local development which supports the population and services of local communities;</li> <li>• provide opportunities for appropriate diversification of the rural economy; and</li> <li>• maintain the quality of valued landscapes, the natural, built and historic environment, and biodiversity.</li> </ul>	<p>No Likely Effect</p>	<p>OUT</p>	<p>The Development Strategy for the LDP is consistent with the strategy set out in the approved TAYplan (June 2012) which was to HRA. It is therefore not necessary to undertake additional HRA on the LDP Proposed Plan.</p> <p>The Development Strategy is a high level statement which sets out the Councils aspirations for the future development of Angus. These aspirations are reflected in the LDP's policies proposals and land allocations which have been subject to HRA.</p>
<p><b><u>Policy DS1 – Development Boundaries and Priorities</u></b></p> <p>All proposals will be expected to support delivery of the Development Strategy.</p> <p>The focus of development will be sites allocated or otherwise identified for development within the Angus Local Development Plan, which will be safeguarded for the use(s) set out. Proposals for alternative uses will only be acceptable if they do not undermine the provision of a range of sites to meet the development needs of the plan area.</p> <p>Proposals on sites not allocated or otherwise identified for development, but within development boundaries will be supported where they are of an appropriate scale and nature and are in accordance with relevant policies of the ALDP.</p> <p>Proposals for sites <u>outwith but contiguous with a development boundary</u> will only be acceptable where it is in the public interest and social, economic, environmental or operational considerations confirm there is a need for the proposed development that cannot be met within a development boundary.</p> <p><u>Outwith development boundaries</u> proposals will be supported where they are of a scale and nature appropriate to their location and where they are in accordance with relevant policies of the ALDP.</p> <p><u>In all locations</u>, proposals that re-use or make better use of vacant, derelict or under-used brownfield land or buildings will be supported where they are in accordance with relevant</p>	<p>No Likely Effect</p>	<p>OUT</p>	<p>Criteria based policy directing the majority of development to allocated / identified sites within development boundaries and setting out the approach to considering proposals on windfall sites within development boundaries and in open countryside locations.</p> <p>Sites allocated for development have been screened separately in the Settlement Section of Appendix 3.</p> <p>The effects of the policy on any European site cannot be identified because it is not possible to identify when or where proposals will be promoted and/or implemented or where effects may occur, or which European sites, if any, may be affected.</p>

<p>policies of the ALDP.</p> <p>Development of greenfield sites (with the exception of sites allocated, identified or considered appropriate for development by policies in the ALDP) will only be supported where there are no suitable and available brownfield sites capable of accommodating the proposed development.</p>			
<p><b>Policy DS2 – Accessible Development</b></p> <p>Development proposals will require to demonstrate, according to scale, type and location, that they:</p> <ul style="list-style-type: none"> <li>are or can be made accessible to the existing or proposed public transport networks;</li> <li>make provision for suitably located public transport infrastructure such as bus stops, shelters, lay-bys, turning areas which minimise walking distances and allow easy access for people with restricted mobility;</li> <li>provide and/or enhance paths for walking and cycling which are safe, provide pleasant routes, are suitable for use by all, and link existing and proposed path networks;</li> <li>are located where there is adequate local road network capacity or where capacity can be made available.</li> </ul> <p>Where proposals involve significant travel generation, Angus Council will require:</p> <ul style="list-style-type: none"> <li>the submission of a Travel Plans and/or a Transport Assessment,</li> <li>appropriate planning obligations in line with Policy DS5 – Developer Contributions.</li> </ul>	<p>No Likely Effect</p>	<p>OUT</p>	<p>Criteria based policy encouraging development to be located in the most accessible locations. The effects of the policy on any European site cannot be identified because it is not possible to identify when or where proposals will be promoted and/or implemented or where effects may occur, or which European sites, if any, may be affected.</p> <p>The policy in itself will not lead to development or change in the use of land and/or buildings.</p>
<p><b>Policy DS3 - Design Quality And Placemaking</b></p> <p>All development should deliver a high design standard and draw upon those aspects of landscape or townscape that contribute positively to the character and sense of place of the area in which they are to be located. Development proposals should create buildings and places which are:</p> <ul style="list-style-type: none"> <li><u>Distinct in Character and Identity</u>: Where development fits with the character and pattern of development in the surrounding area, provides a coherent structure of streets, spaces and buildings and retains and sensitively integrates important townscape and landscape features.</li> <li><u>Safe and Pleasant</u>: Where all buildings, public spaces and routes are designed to be accessible, safe and attractive, where public and private spaces are clearly defined and appropriate new areas of landscaping and open space are incorporated and linked to existing greenspace wherever possible.</li> <li><u>Well Connected</u>: Where development connects pedestrians, cyclists and vehicles with the surrounding area and public transport, the access and parking requirements of the</li> </ul>	<p>No Likely Effect</p>	<p>OUT</p>	<p>Criteria based design quality and placemaking policy which will not in itself lead to development or change in the use of land and/or buildings.</p>

<p>Roads Authority are met and the principles set out in Designing Streets are addressed.</p> <ul style="list-style-type: none"> <li>• <b>Adaptable:</b> Where development is designed to support a mix of compatible uses and accommodate changing needs.</li> <li>• <b>Resource Efficient:</b> Where development makes good use of existing resources and is sited and designed to reduce impact on climate change and maximise the use of local climate and landform.</li> </ul> <p>Planning applications for certain types of development will be required to submit a Design Statement. Further details will be set out in Supplementary Guidance.</p>			
<p><b>Policy DS4 - Amenity</b></p> <p>All proposed development must have full regard to opportunities for maintaining and improving environmental quality. Development will not be permitted where there is an unacceptable adverse impact on the surrounding area or the environment or amenity of existing or future occupiers of adjoining or nearby properties.</p> <p>Angus Council will consider the impacts of development on:</p> <ul style="list-style-type: none"> <li>• Air quality;</li> <li>• Noise and vibration levels and times when such disturbances are likely to occur;</li> <li>• Levels of light pollution;</li> <li>• Levels of odours, fumes and dust;</li> <li>• Suitable provision for refuse collection / storage and recycling;</li> <li>• The effect and timing of traffic movement to, from and within the site, car parking and impacts on highway safety; and</li> <li>• Residential amenity in relation to overlooking and loss of privacy, outlook, sunlight, daylight and overshadowing.</li> </ul> <p>Angus Council may support development which is considered to have an impact on such considerations, if the use of conditions or planning obligations will ensure that appropriate mitigation and / or compensatory measures are secured.</p> <p>Applicants may be required to submit detailed assessments in relation to any of the above criteria to the Council for consideration.</p> <p>Where a site is known or suspected to be contaminated, applicants will be required to undertake investigation and, where appropriate, remediation measures relevant to the current or proposed use to prevent unacceptable risks to human health.</p>	<p>No Likely Effect</p>	<p>OUT</p>	<p>Criteria based policy which seeks to protect and enhance amenity from the impact from new development will not in itself lead to development or change in the use of land and/or buildings.</p> <p>The effects of the policy on any European site cannot be identified because it is not possible to identify when or where proposals will be promoted and/or implemented or where effects may occur, or which European sites if any may be affected.</p>
<p><b>Policy DS5 - Developer Contributions</b></p> <p>Developer contributions may be sought for all types of development where proposals individually or in combination result in a need for new, extended or improved public services,</p>	<p>No Likely Effect</p>	<p>OUT</p>	<p>Policy which seeks to secure appropriate developer contributions from new development will not in</p>

<p>community facilities and infrastructure.</p> <p>Contributions may be financial or in-kind, and will be proportionate in scale to the proposed development and the tests set out in national policy and guidance.</p> <p>Where contributions cannot be secured through a planning condition, a Section 75 agreement or other legal agreement will be required.</p> <p>Contributions may be sought for the following:</p> <ul style="list-style-type: none"> <li>▪ Open Space, biodiversity enhancement and green infrastructure;</li> <li>▪ Education;</li> <li>▪ Community Facilities</li> <li>▪ Waste Management Infrastructure; and</li> <li>▪ Transport Infrastructure;</li> </ul> <p>The Council will consider the potential cumulative effect of developer contributions on the economic viability of individual proposals.</p> <p>Supplementary Guidance will set out how the Developer Contributions policy will be implemented. Whilst exact nature of contributions will be negotiated at the time of application, potential areas of contribution are highlighted in site allocation policies where known.</p>		<p>itself lead to development or change in the use of land and/or buildings.</p>
<p><b>Policy TC1: Housing Land Supply / Release</b></p> <p>The Local Development Plan allocates land to meet the housing land requirements set out in the TAYplan Strategic Development Plan for the period to 2026. Where appropriate, sites have been phased for release over two phases of the plan: 2016 – 21 and 2021 – 26. The scale and distribution of housing land release across the four Angus Housing-Market Areas are set out in Table 1 (below). A schedule of all sites identified by the Angus Local Development Plan is included in Appendix 3.</p> <p>To support delivery of a generous supply of effective housing sites and introduce additional flexibility Angus Council will support proposed residential development on appropriate sites as set out in Policy TC2 - Residential Development.</p> <p>To ensure that a 7 year effective land supply is maintained at all times, land identified for residential development will be safeguarded from development for other uses. The continued effectiveness of sites will be monitored through the annual Housing Land Audit process.</p> <p>Where necessary to maintain a 7 year effective housing land supply additional housing land release will be allowed to come forward from:</p> <ul style="list-style-type: none"> <li>• early release of sites/houses planned for release in later phases of the plan; and/or</li> </ul>	<p style="text-align: center;"><b>OUT</b></p> <p style="text-align: center;"><b>No Likely Effect</b></p>	<p>Policy specifying requirement to allocate land to meet TAYplan requirements over the period to 2026 and approach to maintaining a 7 year effective housing land supply across the life of the LDP.</p> <p>The first part of the policy refers to sites allocated for housing development. These sites have been screened separately in the Settlement Section of Appendix XX.</p> <p>The requirement to maintain a 7 year effective housing land supply will not in itself lead to development or change in the use of land and/or buildings.</p> <p>The effects of this part of the policy on any European site cannot be identified because it is not possible</p>



<ul style="list-style-type: none"> <li>currently constrained/non-effective sites identified in the Angus Housing Land Audit;</li> </ul>			<p>to identify when or where proposals will be promoted and/or implemented or where effects may occur, or which European sites if any may be affected.</p> <p>Criteria based policy for assessing proposals for residential development within development boundaries and open countryside locations.</p> <p>The effects of the policy on any European site cannot be identified because it is not possible to identify when or where proposals will be promoted and/or implemented or where effects may occur, or which European sites if any may be affected.</p>
<ul style="list-style-type: none"> <li><b>Policy TC2: Residential Development</b></li> </ul> <p>All proposals for new residential development*, including the conversion of non-residential buildings must:</p> <ul style="list-style-type: none"> <li>be compatible with current and proposed land uses in the surrounding area;</li> <li>provide a satisfactory residential environment for the proposed dwelling(s);</li> <li>not result in unacceptable impact on the built and natural environment, surrounding amenity, access and infrastructure; and</li> <li>include an appropriate mix of house sizes, types and tenures and provision for affordable housing in accordance with Policy TC3 - Affordable Housing.</li> </ul> <p><u>Within development boundaries</u> Angus Council will support proposals for new residential development where:</p> <ul style="list-style-type: none"> <li>the site is not allocated or protected for another use; and</li> <li>the proposal is consistent with the character and pattern of development in the surrounding area.</li> </ul> <p><u>In countryside locations</u> Angus Council will support proposals for the development of houses which fall into at least one of the following categories:</p> <ul style="list-style-type: none"> <li>retention, renovation or acceptable replacement of existing houses;</li> <li>conversion of non-residential buildings;</li> <li>regeneration or redevelopment of a brownfield site that delivers significant visual or environmental improvement through the removal of derelict buildings, contamination or an incompatible land use; and</li> <li>single new houses where development would: <ul style="list-style-type: none"> <li>round off an established building group of 3 or more existing dwellings; or</li> <li>meet an essential worker requirement for the management of land or other rural business.</li> <li>in Category 1 RSUs, fill a gap between the curtilages of two existing residential properties or the curtilage of one dwelling and a metalled road. In Category 2 RSUs suitable gap sites may be filled by up to two new houses.</li> </ul> </li> </ul> <p>All proposals in countryside locations must comply with the appropriate detailed criteria and</p>	<p><b>No Likely Effect</b></p>	<p><b>OUT</b></p>	

<p>requirements set out in Countryside Housing Supplementary Guidance.</p> <p><i>*includes houses in multiple occupation and non-mainstream housing for people with particular needs, such as specialist housing for the elderly, people with disabilities, supported housing, care and nursing homes.</i></p>			
<p><b>Policy TC3 - Affordable Housing</b></p> <p>Angus Council will seek to secure the delivery of affordable housing equivalent to 25% of the total number of residential units proposed on all residential sites of 10 or more units, or where a site is equal to or exceeds 0.5ha.</p> <p>Where a qualifying site is being developed in phases of less than 10 units or less than 0.5 hectares the affordable housing requirement will be applied based on the overall capacity of the site.</p> <p>The Council will work in partnership with developers and consider innovative and flexible approaches to secure delivery of an appropriate affordable housing contribution. Where appropriate/necessary Section 75 or other legal agreements may be used.</p> <p>Details of the scale and nature of the affordable housing contribution sought from individual sites, including tenure, house size and type, will be subject to agreement between the applicant/developer and Angus Council taking into account:</p> <ul style="list-style-type: none"> <li>• local housing needs (set out in the current Housing Needs and Demand Assessment);</li> <li>• physical characteristics of the site;</li> <li>• development viability; and</li> <li>• availability of public sector funding.</li> </ul> <p>The Affordable Housing Policy Implementation Guide sets out how the Council will implement this policy and secure the delivery of Affordable Housing in line with the provisions of Scottish Government policy and guidance.</p>	<p>No Likely Effect</p>	<p>OUT</p>	<p>Policy which seeks to secure an appropriate contribution to the delivery of affordable housing from new housing development.</p> <p>The criteria based policy sets out the Council's aspirations for the delivery of affordable housing and will not in itself lead to development or change in the use of land and/or buildings.</p>
<p><b>Policy TC4 - Householder / Domestic Development</b></p> <p>Proposals for householder development (including alterations/extensions to houses and flats, development within the curtilage of houses and flats, means of enclosure, satellite antenna and domestic scale microgeneration) will be supported where the siting, design, scale or massing of the proposal, does not:</p> <ul style="list-style-type: none"> <li>• adversely affect the residential amenity enjoyed by the house or surrounding domestic properties, including, in the case of microgeneration, through noise or shadow flicker;</li> <li>• detrimentally affect the character and/or appearance of the building, site or surrounding area; and</li> <li>• result in the overdevelopment of the plot or a loss of garden ground, parking or bin</li> </ul>	<p>No Likely Effect</p>	<p>OUT</p>	<p>Criteria based policy for assessing proposals for householder development which will not in itself lead to development or change in the use of land and/or buildings.</p>

<p>storage.</p> <p>Further guidance on householder development will be set out in future Householder Development Supplementary Guidance.</p>			
<p><b>Policy TC5 - Seasonal or Transient Worker Accommodation</b></p> <p>Proposals for the development of temporary accommodation (including residential caravans and mobile homes) for seasonal or transient workers will only be permitted where:</p> <ul style="list-style-type: none"> <li>• there is a functional and essential economic need for the amount and type of accommodation proposed that cannot be reasonably met elsewhere in the locality;</li> <li>• the accommodation is required to house seasonal or transient workers employed on the agricultural unit;</li> <li>• the proposal involves the conversion, reuse or redevelopment of suitable vacant buildings or brownfield land on, or adjoining, the agricultural unit or it can be demonstrated that there are no such buildings or sites capable of accommodating the proposed development;</li> <li>• the proposed site will provide a good residential environment with adequate access to facilities;</li> <li>• the scale and nature of the development is in keeping with local landscape character and pattern of development; and</li> <li>• there is no unacceptable impact on the built and natural environment, surrounding amenity, access and infrastructure.</li> </ul> <p>Planning permission will not normally be granted for more than 5 years when the requirement for seasonal or transient worker accommodation can be reviewed. Temporary structures, including residential caravans, must be removed when the need for them ceases or the planning permission expires, whichever is sooner.</p>	<p>No Likely Effect</p>	<p>OUT</p>	<p>Criteria based policy for assessing proposals for seasonal or transient worker accommodation.</p> <p>The effects of the policy on any European site cannot be identified because it is not possible to identify when or where proposals will be promoted and/or implemented or where effects may occur, or which sites if any may be affected.</p>
<p><b>Policy TC6 – Gypsies and Travellers And Travelling Showpeople</b></p> <p>Gypsy/Travellers and Travelling Showpeople will be encouraged to stay at authorised sites (publicly or privately owned and managed). Existing authorised Gypsy/Traveller and Travelling Showpeople sites will be protected and there will be a presumption against their redevelopment or conversion to other uses unless it can be demonstrated to the satisfaction of Angus Council that there is a surplus of accommodation to meet identified needs.</p> <p>Proposals for new or extended permanent sites and temporary “short stay” sites will only be supported where:</p> <ul style="list-style-type: none"> <li>• the site will contribute to satisfying a local need identified in the Local Housing Strategy and be consistent with Angus Council’s strategy for meeting the accommodation needs of these client groups;</li> <li>• the development is designed and located to minimise adverse effects on the</li> </ul>	<p>No Likely Effect</p>	<p>OUT</p>	<p>Criteria based policy for assessing proposals for sites for gypsy/traveller and travelling showpeople communities.</p> <p>There are 2 authorised sites for Gypsy/Traveller Communities in the LDP area. The site at Tealing (north of Dundee) adjacent to the A90(T) has no conceivable link or connectivity to any Natura 2000 site. The St Christopher’s Site at Tayock, Montrose is adjacent to the Montrose Basin SPA. However the</p>

<p>landscape, established amenity, character and built or natural heritage interests of the surrounding area;</p> <ul style="list-style-type: none"> <li>the proposed site will provide a good residential amenity for residents and has adequate access to community, education and health services and facilities; and</li> <li>the proposed development would not set a precedent or open up other areas for similar development.</li> </ul>			<p>site is fully developed with no possibility for future expansion. In the circumstances it is not anticipated that the continued use of the site will result in any significant effect on the conservation interests of the Montrose Basin SPA.</p> <p>The effects of the policy on any European site cannot be identified because it is not possible to identify when or where proposals will be promoted and/or implemented or where effects may occur, or which sites if any may be affected.</p>
<p><b>Policy TC7 - Residential Caravans and Mobile Homes</b></p> <p>Proposals to site a residential caravan or mobile home will only be acceptable where it is required to provide temporary accommodation to allow a permanent dwelling to be renovated or built in accordance with the housing policies of the Angus Local Development Plan. Planning permission will be granted for a maximum of 2 years. Residential caravans or mobile homes must be removed when the need for them ceases or the planning permission expires, whichever is sooner.</p> <p>Proposals for the development of sites for individual, or groups of residential caravans and/or mobile homes for permanent occupation will not be supported.</p>	<p>No Likely Effect</p>	<p>OUT</p>	<p>Criteria based policy for assessing proposals for residential caravan and mobile home development.</p> <p>The effects of the policy on any European site cannot be identified because it is not possible to identify when or where proposals will be promoted and/or implemented or where effects may occur, or which sites if any may be affected.</p>
<p><b>Policy TC8 - Community Facilities and Services</b></p> <p>The Council will encourage the retention and improvement of public facilities and rural services.</p> <p>Proposals resulting in the loss of existing public community facilities will only be supported where it can be demonstrated that:</p> <ul style="list-style-type: none"> <li>The proposal would result in the provision of alternative facilities of equivalent community benefit and accessibility, or</li> <li>The loss of the facility would not have an adverse impact on the community, or</li> <li>The existing use is surplus to requirements or no longer viable, and</li> <li>No suitable alternative community uses can be found for the buildings and land in question</li> </ul> <p>The Council will seek to safeguard rural services that serve a valuable local community function such as local convenience shops, hotels, public houses, restaurants and petrol stations. Proposals for alternative uses will only be acceptable where it can be</p>	<p>No Likely Effect</p>	<p>OUT</p>	<p>Criteria based policy seeking to safeguard existing rural community facilities. The policy will not in itself lead to development or change in the use of land and/or buildings.</p>

<p>demonstrated that:</p> <ul style="list-style-type: none"> <li>the existing business is no longer viable and has been actively marketed for sale as a going concern at a reasonable price/rent for a reasonable period of time;</li> <li>the building is incapable of being reused for its existing purpose or redeveloped for an appropriate local community or tourism use; or</li> <li>equivalent alternative facilities exist elsewhere in the local community.</li> </ul>			
<p><b>Policy TC9 – Safeguard of land for Cemetery Use</b></p> <p>Land is reserved for cemetery purposes at Aberlemno, Dunnichen Cemetery, Kirkton of Auchterhouse, Liff and Panbride. With the exception of Dunnichen, the areas are detailed on the relevant village boundary maps.</p>	<p>No Likely Effect</p>	<p>OUT</p>	<p>Policy safeguarding sites for future cemetery use. None of the safeguarded sites is in close proximity to or is linked to a Natura 2000 site.</p> <p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul>
<p><b>Policy TC10 –Roadside Facilities</b></p> <p>The provision of roadside facilities to meet the needs of road users will only be acceptable where they extend the range and quality of existing facilities.</p> <p>On the A90 (T), extended roadside facilities, including the provision of overnight lorry parking, will only be supported at the following existing facilities:</p> <ul style="list-style-type: none"> <li>Brechin Castle Centre, which has direct access from the A935 to and from the A90(T);</li> <li>Orcharbank Business Park, Forfar, at the junction with the A94; and</li> <li>Stracathro Services.</li> </ul> <p>New roadside facilities serving the A92 should be accommodated within existing development boundaries. Proposals within the open countryside will not be acceptable.</p>	<p>No Likely Effect</p>	<p>OUT</p>	<p>Specific policy setting out Angus Councils aspirations for roadside facilities on the A90 (T) and A92.</p> <p>The <u>Brechin Castle Centre</u> lies within proposed LDP site B6: Working – Brechin West which has been screened out. The site southern boundary at its nearest point is around 490m from the River South Esk SAC. With no direct link or pathway to the Natura 2000 site there are not likely to be any HRA implications.</p> <p>Given its proximity to the River Tay SAC, Policy F6: Working - <u>Orcharbank</u> has been screened in for further assessment as it is not possible at this stage of the HRA to rule out the risk of likely significant effect from surface water run-off during the construction phase of development on the conservation</p>

<p>interests of the River Tay SAC. It is expected that any issues that require to be addressed and/or mitigation measures identified will be covered under the further assessment of the wider allocation confirmed by Policy F9.</p> <p>Stracathro Services are not adjacent, or connected to any Natura 2000 site.</p> <p>This policy has been screened out as specific land allocations at Brechin and Orchardbank, Forfar have been screened in more detail in the later settlement specific sections of the HRA.</p>			<p><b>Policy TC11 - Park &amp; Ride Facilities</b></p> <p>Angus Council will support proposals for park &amp; ride schemes at Brechin, Forfar and Monifieth.</p> <p>Proposals for park and ride facilities will be supported where they:</p> <ul style="list-style-type: none"> <li>are located for convenient access to the local/strategic road network;</li> </ul>
<p>Criteria based policy setting Angus Councils broad support for the provision of Park &amp; Ride facilities at Brechin, Forfar and Monifieth.</p> <p>In the absence of specific sites the effects of the policy on any</p>	<p><b>OUT</b></p>	<p><b>No Likely Effect</b></p>	

<ul style="list-style-type: none"> <li>• are or can be made accessible to the existing or proposed public transport network;</li> <li>• are designed to minimise any adverse impact on the amenity of neighbouring land uses, such as impact of floodlighting and noise; and</li> <li>• provide landscaping to minimise potential visual impact.</li> </ul>			<p>European site cannot be identified because it is not possible to identify when or where proposals will be promoted and/or implemented.</p> <p>In these circumstances potential impacts on the conservation interests of any Natura 2000 site can only be assessed at the planning application stage</p>
<p><b>Policy TC12 - Freight Facilities</b></p> <p>Angus Council will encourage a modal shift from road-based freight to rail and sea. The Railway Sidings at Montrose Railway Station and Helen Street Goods Yard, Arbroath are safeguarded for rail related activities.</p> <p>In addition, Policy M6 safeguards Montrose Port for port related uses which could include sea freight facilities.</p> <p>Outwith these locations, proposals for freight related activities should be located on or adjacent to land identified for Class 6 (storage or distribution) use and where possible be well connected to the strategic/local road network, rail network and / or port facilities.</p> <p>Proposals must demonstrate that they will have no detrimental impact on adjacent land uses and be in accordance with Policy DS4 - Amenity.</p>	<p>Likely Significant Effect</p>	<p>IN</p>	<p>This policy supports the development of freight and port facilities at Montrose and at this stage in the HRA process it is not possible to rule out the risk of likely significant effect on the following European Sites:</p> <ul style="list-style-type: none"> <li>• Moray Firth SAC – potential impact on Bottlenose Dolphins from the Moray Firth which migrate along the east coast of Scotland.</li> <li>• Montrose Basin SPA – potential impact on qualifying habitats and species during construction and operation of development proposals.</li> <li>• River South Esk SAC – potential impact on qualifying habitats and species during construction and operation of development proposals.</li> <li>• Firth of Tay &amp; Eden Estuary SAC – potential impact on harbour seal populations which use Montrose Basin and the River South Esk during construction and operation of development proposals.</li> </ul>
<p><b>Policy TC13 - Digital Connectivity and Telecommunications Infrastructure</b></p>	<p>No Likely</p>	<p>OUT</p>	<p>Policy supporting development proposals which will expand digital</p>

<p>Angus Council is supportive of the expansion of digital connectivity, particularly the expansion of superfast broadband and telecommunications.</p> <p>The preferred location for the development of telecommunications infrastructure is within existing development boundaries on or adjacent to land identified for employment or industrial use. Where possible, proposals should avoid being located within residential areas, on listed buildings or in a conservation area.</p> <p>Outwith development boundaries proposals should avoid sensitive locations including areas of ecological and landscape importance.</p> <p>All proposals will be required to demonstrate that the possibility of erecting apparatus on existing buildings, masts or other structures is not reasonable due to operational, technical or environmental considerations whilst ensuring that the siting and design of the proposed apparatus minimise visual impact.</p>	<p><b>Effect</b></p>		<p>connectivity. The effects of the policy on any European site cannot be identified because it is not possible to identify when or where proposals will be promoted and/or implemented or where effects may occur, or which European sites if any may be affected.</p> <p>The policy in itself will not lead to development or change in the use of land and/or building.</p>
<p><b>Policy TC14 - Employment Allocations and Existing Employment Areas</b></p> <p>Within employment land allocations and existing employment areas, planning permission will be granted for Class 4 (Business), Class 5 (General Industry) and Class 6 (Storage and Distribution) uses.</p> <p>In these locations, other uses will be supported where:</p> <ul style="list-style-type: none"> <li>the proposal is complementary or ancillary to an existing or proposed employment use; or</li> <li>the loss of the site will not undermine the provision of employment land in Angus; and</li> <li>the proposal will not undermine the operation of existing or proposed employment uses on the whole site;</li> <li>there is no unacceptable impact on the built and natural environment, surrounding amenity, access and infrastructure; and</li> <li>the proposal is in accordance with Policy TC19 – Retail and Town Centre Uses.</li> </ul>	<p><b>No Likely Effect</b></p>	<p><b>OUT</b></p>	<p>Criteria based policy setting out approach to assessing development proposals on employment land allocations and existing employment areas.</p> <p>Sites allocated by the LDP for employment development are limited to locations within development boundaries and have been assessed in the settlements/sites section of the HRA.</p>
<p><b>Policy TC15 - Employment Development</b></p> <p>Proposals for new employment development (consisting of Class 4, 5, or 6) will be directed to employment land allocations or existing employment areas within development boundaries.</p> <p>Proposals for employment development outside of employment land allocations or existing employment areas, but within the development boundaries of the main towns and the settlements within the rural area will be supported where:</p> <ul style="list-style-type: none"> <li>there are no suitable or viable sites available within an employment land allocation or existing employment area; or</li> <li>the use is considered to be acceptable in that location; and</li> <li>there is no unacceptable impact on the built and natural environment, surrounding</li> </ul>	<p><b>No Likely Effect</b></p>	<p><b>OUT</b></p>	<p>Criteria based policy encouraging employment development on allocated sites and in appropriate locations.</p> <p>Sites allocated for employment development are limited to locations within development boundaries and have been assessed in detail in the settlements/sites section of the HRA.</p> <p>Outwith development boundaries the effects of the policy on any</p>



<p>amenity, access and infrastructure.</p> <p>Proposals for employment development (consisting of Class 4, 5, or 6) outwith development boundaries will only be supported where:</p> <ul style="list-style-type: none"> <li>the criteria relating to employment development within development boundaries are met;</li> <li>the scale and nature of the development is in keeping with the character of the local landscape and pattern of development; and</li> <li>the proposal constitutes rural diversification where: <ul style="list-style-type: none"> <li>the development is to be used directly for agricultural, equestrian, horticultural or forestry operations, or for uses which by their nature are appropriate to the rural character of the area; or</li> <li>the development is to be used for other business or employment generating uses, provided that the Council is satisfied that there is an economic and/or operational need for the location.</li> </ul> </li> </ul>		<p>European site cannot be identified because it is not possible to identify when or where proposals will be promoted and/or implemented or where effects may occur, or which European sites if any may be affected.</p> <p>The policy in itself will not lead to development or change in the use of land and/or building.</p>
<p><b>Policy TC16 – Tourism and Leisure Development</b></p> <p>Proposals for new or improved tourism related facilities and tourist accommodation will be directed to sites within development boundaries. Such facilities will be supported in these locations where the development is of an appropriate scale and nature and is in keeping with the townscape and pattern of development.</p> <p>Outwith development boundaries, proposals for new or improved tourism related facilities and accommodation will be supported where:</p> <ul style="list-style-type: none"> <li>it has been demonstrated that the proposals cannot be located within a development boundary; or</li> <li>there is a justifiable locational requirement for the development; and</li> <li>the scale and nature of the development is in keeping with the character of the local landscape and pattern of development; and</li> <li>there is no unacceptable impact on the built and natural environment, surrounding amenity, traffic levels, access or infrastructure.</li> </ul> <p>Angus Council will attach occupancy conditions to prevent tourist accommodation being occupied as permanent residential accommodation. Applications to remove such occupancy conditions will not be supported.</p> <p>Proposals to change the use or redevelop existing leisure or tourist facilities will only be supported where it is demonstrated:</p> <ul style="list-style-type: none"> <li>that the existing business is no longer viable and there is no requirement for alternative</li> </ul>	<p><b>OUT</b></p> <p>No Likely Effect</p>	<p>Criteria based policy encouraging tourism development on sites in appropriate locations. The effects of the policy on any European site cannot be identified at this stage because it is not possible to identify when or where proposals will be promoted and/or implemented or where effects may occur, or which European sites if any may be affected.</p> <p>The policy in itself will not lead to development or change in the use of land and/or building.</p>

<p>tourist facilities in the location; and</p> <ul style="list-style-type: none"> <li>that the existing business has been actively marketed for sale or lease as a going concern for a reasonable period at a reasonable market price.</li> </ul>			
<p><b>Policy TC17: Network of Centres</b></p> <p>Angus Council will seek to protect and enhance the scale and function of the centres as set out in Table 2 below.</p> <p>A town centre first policy is applied to uses including retail, commercial leisure, offices, community and cultural facilities that attract significant numbers of people. Support will be given to development proposals in town centres which are in keeping with the townscape and pattern of development and which conform with the character, scale and function of the town centre.</p> <p>All development proposals within a Commercial Centre will have to satisfy criteria within Policy TC19 - Retail and Town Centre Uses.</p>	<p>No Likely Effect</p>	<p>OUT</p>	<p>Criteria based policy seeking to protect and enhance the role of retail and commercial centres in Angus by supporting appropriate development. The effects of the policy on any European site cannot be identified at this stage because it is not possible to identify when or where proposals will be promoted and/or implemented or where effects may occur, or which European sites if any may be affected.</p> <p>The policy in itself will not lead to development or change in the use of land and/or building.</p>
<p><b>Policy TC18 - Core Retail Areas</b></p> <p>Within the Core Retail Areas as identified within the Proposals Maps, development proposals for retail uses (Class 1) which are appropriate to the character, scale and function of the town centre will be supported.</p> <p>Development proposals seeking the change of use of existing ground floor retail premises (Class 1) will be acceptable where the proposed use is a restaurant or café (Class 3) or where:</p> <ul style="list-style-type: none"> <li>it can be demonstrated that the existing business is no longer viable and the property has been marketed for sale or lease as a going concern for a reasonable period at a reasonable market price; or</li> <li>at least 10% of the retail units within the Core Retail Area are vacant.</li> </ul> <p>Where development proposals satisfy the above criteria the following will also apply:</p> <ul style="list-style-type: none"> <li>ground floor development should include an appropriate active frontage; and</li> <li>a condition may be applied to restrict the permission to the use specified.</li> </ul> <p>Within the Core Retail Areas, development proposals for residential and non-residential uses will be supported within the upper floors subject to the proposal according with other relevant policies within the Local Development Plan. Residential use on ground floors will not be supported.</p>	<p>No Likely Effect</p>	<p>OUT</p>	<p>Criteria based policy seeking to protect and enhance the role of retail centres in Angus by supporting appropriate development. The effects of the policy on any European site cannot be identified at this stage because it is not possible to identify when or where proposals will be promoted and/or implemented or where effects may occur, or which European sites if any may be affected.</p>

<p><b>Policy TC19 - Retail and Town Centre Uses</b></p> <p>Proposals for retail and other town centre uses over 1000 m2 gross floorspace (including extensions) on the edge of or outside of defined town centres will be required to submit relevant assessments (including retail/town centre impact and transport assessments) and demonstrate that the proposal:</p> <ul style="list-style-type: none"> <li>has followed a sequential approach to site selection, giving priority to sites within the defined town centre before edge of centre, commercial centre or out of centre sites which are, or can be made accessible;</li> <li>does not individually or cumulatively undermine the vitality and viability of any of the town centres identified in Table 2 in Angus;</li> <li>tackles deficiencies in existing provision, in qualitative or quantitative terms; and</li> <li>is compatible with surrounding land uses and there is no unacceptable impact on the built and natural environment, surrounding amenity, access and infrastructure.</li> </ul> <p>Proposals for retail and other town centre uses<sup>8</sup> under 1000 m2 gross floorspace (including extensions) on the edge of or outside of defined town centres may be required to submit relevant assessments where it is considered that the proposal may have a significant impact on the vitality and viability of any of the town centres in Angus.</p> <p><sup>8</sup> Town centre uses include commercial/leisure, offices, community and cultural facilities.</p>	<p>No Likely Effect</p>	<p>OUT</p>	<p>Criteria based policy seeking to protect and enhance the role of retail centres in Angus by supporting appropriate development. The effects of the policy on any European site cannot be identified at this stage because it is not possible to identify when or where proposals will be promoted and/or implemented or where effects may occur, or which European sites if any may be affected.</p>
<p><b>Policy TC20 - Local Convenience Shops and Small Scale Retail</b></p> <p>Within development boundaries, proposals for the development and improvement of local convenience shops will not be subject to the sequential approach. Such proposals will be supported where they are not detrimental to the surrounding amenity and are in keeping with the townscape and pattern of development. Preference will be given to development proposals which effectively reuse or redevelop vacant or derelict land.</p> <p>Outwith development boundaries, proposals for small scale retail development (around 500 m2) will only be supported where the proposal constitutes rural diversification and is ancillary to tourism, agricultural, equestrian, horticultural or forestry operations and where the proposal:</p> <ul style="list-style-type: none"> <li>does not individually or cumulatively undermine the vibrancy, vitality and viability of any of the town centres identified in Table 2 in Angus;</li> <li>is of a scale and nature in keeping with the character of the local landscape and pattern of development; or</li> <li>is compatible with surrounding land uses and there is no unacceptable impact on the built and natural environment, surrounding amenity, traffic levels, access or infrastructure.</li> </ul> <p>Where planning permission is granted, conditions may be attached limiting the range of goods which can be sold.</p>	<p>No Likely Effect</p>	<p>OUT</p>	<p>Criteria based policy setting out Angus Councils approach to determining development proposals for new local convenience shops and small scale retail use both within development boundaries and in countryside locations.</p> <p>The effects of the policy on any European site cannot be identified at this stage because it is not possible to identify when or where proposals will be promoted and/or implemented or where effects may occur, or which European sites if any may be affected.</p>

<p><sup>8</sup> A local convenience shop is broadly defined as retailing drinks, tobacco, newspapers, magazines, food and confectionary which are purchased regularly for relative immediate consumption and measure 500 m<sup>2</sup> gross floorspace or less and are located outwith defined town centre boundaries as identified within the Proposals Maps.</p>	<p><b>Policy PV1 - Green Infrastructure and Green Networks</b></p> <p>Angus Council will seek to protect, enhance and extend the wildlife, recreational, amenity, landscape, access and flood management value of the Green Network. Development proposals that are likely to erode or have a damaging effect on the connectivity and functionality of the Green Network will not be permitted unless appropriate mitigation or replacement can be secured. In some cases a developer contribution towards enhancement of the wider Green Network may be appropriate.</p> <p>Green infrastructure (including open space) will require to be provided as part of new development. Proposals should identify the location and nature of the green network in the area and seek to enhance linkages wherever possible.</p>	<p>No Likely Effect</p>	<p>OUT</p>	<p>Safeguarding policy aimed at protecting and enhancing green infrastructure and green networks.</p> <p>The criteria based policy sets out the Council's aspirations for green infrastructure and green network protection and enhancement and will not in itself lead to development or change in the use of land and/or buildings.</p>
<p><b>Policy PV2 - Open Space Protection and Provision within Settlements</b></p> <p>Angus Council will seek to protect and enhance existing areas of open space of sporting, recreational, landscape, wildlife, amenity, food production, access and flood management value. Development involving the loss of open space (including smaller spaces not identified on the Proposals Map) will only be permitted where:</p> <ul style="list-style-type: none"> <li>the proposed development is ancillary to the principal use of the site as a recreational resource; or</li> <li>it is demonstrated that there is an identified excess of open space of that type (packed up through an open space audit) to meet existing and future requirements taking account of the sporting, recreational and amenity value of the site; or</li> <li>the retention or enhancement of existing facilities in the area can best be achieved by the redevelopment of part of the site where this would not affect its sporting, recreational, amenity or biodiversity value or compromise its setting; or</li> <li>replacement open space of a similar type and of at least equal quality, community benefit and accessibility to that being lost will be provided within the local area.</li> </ul> <p>Development proposals for 10 or more residential units or site size exceeding 0.5 hectares will require to provide and /or enhance open space and make provision for its future maintenance. Other development may also need to contribute towards open space provision.</p> <p>Angus Council will seek to ensure that 2.43 hectares of open space per 1000 head of population is provided . The specific requirements of any development will be assessed on a site by site basis and this standard may be relaxed taking account of the level, quality and location of existing provision in the local area. In circumstances where open space provision is not made on site in accordance with the relevant standards, a financial contribution in line</p>	<p>No Likely Effect</p>	<p>OUT</p>	<p>Safeguarding policy aimed at protecting and enhancing open space provision within settlements.</p> <p>The criteria based policy sets out the Council's aspirations for the protection and provision of open space in settlements and will not in itself lead to development or change in the use of land and/or buildings.</p>	

<p>with Policy DS5 - Developer Contributions may be required.</p> <p>All new open spaces should incorporate the principles of Policy DS3 - Design Quality and Placemaking, be publicly accessible and contribute to the enhancement and connectivity of the wider Green Network wherever possible.</p> <ul style="list-style-type: none"> <li>• <i>In line with the Six Acre Standard (National Playing Fields Association)</i></li> </ul>			
<p><b>Policy PV3 - Access and Informal Recreation</b></p> <p>New development should not compromise the integrity or amenity of existing recreational access opportunities including access rights, core paths and rights of way. Existing access routes should be retained, and where this is not possible alternative provision should be made.</p> <p>New development should incorporate provision for public access including, where possible, links to green space, path networks, green networks and the wider countryside.</p> <p>Where adequate provision cannot be made on site, and where the development results in a loss of existing access opportunities or an increased need for recreational access, a financial contribution may be sought for alternative provision.</p> <p><sup>1</sup> Core paths in the part of Angus outwith the Cairngorms National Park are identified in the Angus Council Core Paths Plan, Adopted 23 November 2010. The Plan identifies a basic framework of paths throughout Angus. Core Paths in the National Park are identified in the Cairngorms National Park Core Paths Plan.</p> <p><sup>2</sup> The Angus Countryside Access Strategy 2007-2012 sets out priorities for the provision of access to the Countryside in Angus.</p> <p><sup>3</sup> The Land Reform (Scotland) Act 2003 established a statutory right of access to most land and inland water. Local authorities have duties to protect access rights and public rights of way.</p>	<p><b>OUT</b></p> <p>No Likely Effect</p>		<p>Policy setting out Angus Councils aspirations for access and informal recreation opportunity in Angus, including contribution to wider development of green networks.</p> <p>The effects of the policy on any European site cannot be identified because it is not possible to identify when or where proposals will be promoted or where effects may occur, or which sites if any may be affected.</p>
<p><b>Policy PV4 - Sites Designated for Natural Heritage and Biodiversity Value</b></p> <p>Angus Council will work with partner agencies and developers to protect and enhance habitats of natural heritage value. Development proposals which are likely to affect protected sites will be assessed to ensure compatibility with the appropriate regulatory regime.</p> <p><u>International Designations</u></p> <p>Development proposals or land use change which alone or in combination with other proposals could have a significant effect on a Ramsar site or a site designated or proposed under the Birds or Habitats Directive (Special Areas for Conservation and Special Protection Areas) and which is not directly connected with or necessary to the management of the site, will only be permitted where:</p> <ul style="list-style-type: none"> <li>• an appropriate assessment demonstrates the proposal will not adversely affect the integrity of the site; or</li> <li>• there are no alternative solutions; and</li> </ul>	<p><b>OUT</b></p> <p>No Likely Effect</p>		<p>Policy intended to protect the natural environment, including biodiversity, which will not be likely to have any negative effect on any European site.</p>

<ul style="list-style-type: none"> <li>• there are imperative reasons of overriding public interest, including those of social or economic nature; and</li> <li>• compensatory measures are provided to ensure that the overall coherence of the Natura Network is protected.</li> </ul> <p>The Council will seek to protect and enhance the nature conservation value of the River South Esk and River Tay SACs. To prevent adverse effects on these SACs, proposals for new projects will be considered within the context of the planning advice for each of these Special Areas of Conservation, produced jointly by Scottish Natural Heritage, Angus Council and the Scottish Environment Protection Agency.</p> <p><u>National Designations</u> Development proposals which affect Sites of Special Scientific Interest will only be permitted where:</p> <ul style="list-style-type: none"> <li>• the proposed development will not adversely affect the integrity of the area or the reasons for which it was designated either individually or in combination with other proposals; or</li> <li>• any adverse effects on the qualities of any designated site are outweighed by social, environmental or economic benefits of national significance; and</li> <li>• mitigation and restoration measures are provided.</li> </ul> <p><u>Locally Important Sites</u> Development proposals which affect sites of local natural heritage value, whether designated or otherwise, will only be permitted where:-</p> <ul style="list-style-type: none"> <li>• it is demonstrated that integrity of the nature conservation value of the site will not be compromised; or</li> <li>• the social, environmental or economic benefits significantly outweigh adverse impact on the natural heritage value of the site.</li> </ul> <p>Development affecting sites and species protected by national or international legislation may require to be accompanied by an Environmental Impact Assessment and/or a Habitats Regulation Appraisal.</p>			<p>Policy intended to protect the natural environment, including biodiversity, or to conserve or enhance the natural, built or historic environment, which will not be likely to have any negative effect on any European site.</p>
<p><b>Policy PV5 - Protected Species</b></p> <p>Angus Council will work with partner agencies and developers to protect and enhance all wildlife including its habitats, important roost or nesting places. Development proposals which are likely to affect protected species will be assessed to ensure compatibility with the appropriate regulatory regime.</p> <p><u>European Protected Species</u> Development proposals that would, either individually or cumulatively, be likely to have an unacceptable adverse impact on European protected species as defined by Annex 1V of the Habitats Directive (Directive 92/24/EEC) will only be permitted where it can be</p>		<p><b>No Likely Effect</b></p>	<p><b>OUT</b></p>

<p>demonstrated to the satisfaction of Angus Council as planning authority that:</p> <ul style="list-style-type: none"> <li>• there is no satisfactory alternative; and</li> <li>• there are imperative reasons of overriding public health and/or safety, nature, social or economic interest and beneficial consequences for the environment, and</li> <li>• the development would not be detrimental to the maintenance of the population of a European protected species at a favourable conservation status in its natural range.</li> </ul> <p><u>Other Protected Species</u>  Development proposals that would be likely to have an unacceptable adverse effect on protected species unless justified in accordance with relevant species legislation (Wildlife and Countryside Act 1981 and the Protection of Badgers Act 1992) subject to any consequent amendment or replacement.</p> <p>Further information on protected sites and species and their influence on proposed development will be set out in Supplementary Guidance.</p>			
<p><b>Policy PV6 - Development in the Landscape</b></p> <p>Angus Council will seek to protect and enhance the quality of the landscape in Angus, its diversity (including coastal, agricultural lowlands, the foothills and mountains), its distinctive local characteristics, and its important views and landmarks.</p> <p>Capacity to accept new development will be considered within the context of the Tayside Landscape Character Assessment, relevant landscape capacity studies, SNH's wild land maps, any formal designations and special landscape areas to be identified within Angus.</p> <p>Development which has an adverse effect on landscape will only be permitted where:</p> <ul style="list-style-type: none"> <li>• the site selected is capable of accommodating the proposed development;</li> <li>• the siting and design integrate with the landscape context and minimise adverse impacts on the local landscape;</li> <li>• potential cumulative effects with any other relevant proposal are considered to be acceptable; and</li> <li>• mitigation measures and/or reinstatement are proposed where appropriate.</li> </ul> <p>Landscape impact of specific types of development is addressed in more detail in other policies in this plan.</p>	<p>No Likely Effect</p>	<p>OUT</p>	<p>Policy intended to protect the natural environment, including biodiversity which will not be likely to have any negative effect on any European site.</p> <p>Policy intended to protect the natural environment, including biodiversity, or to conserve or enhance the natural, built or historic environment, which will not be likely to have any negative effect on any European site.</p>
<p><b>Policy PV7 - Woodland, Trees and Hedges</b></p> <p>Angus Council will seek to identify, protect and enhance ancient and semi natural woodland. Individual trees, especially veteran trees or small groups of trees which contribute to landscape and townscape settings may be protected through the application of Tree Preservation Orders (TPO).</p>	<p>No Likely Effect</p>	<p>OUT</p>	<p>Criteria based policy intended to protect, conserve or enhance woodland trees and hedges which contribute to the nature conservation, heritage, amenity and landscape value of Angus.</p>

<p>Woodland, trees and hedges that contribute to the nature conservation, heritage, amenity, townscape or landscape value of Angus will be protected and enhanced. Development and planting proposals should:</p> <ul style="list-style-type: none"> <li>• protect and retain woodland, trees and hedges to avoid fragmentation of existing provision;</li> <li>• be considered within the context of the Angus Woodland and Forestry Framework where woodland planting and management is planned;</li> <li>• ensure new planting enhances biodiversity and landscape value through integration with and contribution to improving connectivity with existing and proposed green infrastructure and use appropriate species;</li> <li>• ensure new woodland is established in advance of major developments;</li> <li>• undertake a Tree Survey where appropriate; and</li> <li>• identify and agree appropriate mitigation, re-instatement or alternative planting.</li> </ul> <p>Angus Council will follow the Scottish Government Control of Woodland Removal Policy when considering proposals for the felling of woodland.</p>		<p>Policy intended to protect the natural environment, including biodiversity, or to conserve or enhance the natural, built or historic environment, which will not be likely to have any negative effect on any European site.</p>
<p><b>Policy PV8 - Built and Cultural Heritage</b></p> <p>Angus Council will work with partner agencies and developers to protect and enhance areas designated for their built and cultural heritage value. Development proposals which are likely to affect protected sites, their setting or the integrity of their designation will be assessed within the context of the appropriate regulatory regime.</p> <p><u>National Sites</u></p> <p>Development proposals which affect Scheduled Monuments, Listed Buildings and Inventory Gardens and Designed Landscapes will only be supported where:</p> <ul style="list-style-type: none"> <li>• the proposed development will not adversely affect the integrity of the site or the reasons for which it was designated;</li> <li>• any adverse effects on the site and its setting are outweighed by social, environmental or economic benefits of national significance; and</li> <li>• appropriate measures are provided to mitigate any identified adverse impacts.</li> </ul> <p><u>Regional and Local Sites</u></p> <p>Development proposals which affect local historic environment sites as identified by Angus Council (such as Conservation Areas, sites of archaeological interest) will only be permitted where:</p> <ul style="list-style-type: none"> <li>• supporting information commensurate with the site's status demonstrates that the integrity of the historic environment value of the site will not be compromised; or</li> <li>• the economic and social benefits significantly outweigh the historic environment value</li> </ul>	<p><b>OUT</b></p> <p>No Likely Effect</p>	<p>Policy intended to protect or conserve the built or historic environment which will not be likely to have any negative effect on any European site.</p>



<p>of the site.</p> <p>Angus Council will continue to review Conservation Area boundaries. Future Supplementary Guidance will include Conservation Area Appraisals and further information on planning and the built and cultural heritage.</p>			
<p><b>Policy PV9 - Renewable and Low Carbon Energy Development</b></p> <p>Proposals for renewable and low carbon energy development<sup>1</sup> will be supported in principle where they meet the following criteria:</p> <ul style="list-style-type: none"> <li>• the location, siting and appearance of apparatus, and any associated works and infrastructure have been chosen and/or designed to minimise impact on amenity, landscape and environment, while respecting operational efficiency;</li> <li>• access for construction and maintenance traffic can be achieved without compromising road safety or causing unacceptable change to the environment and landscape;</li> <li>• the site has been designed to make links to the national grid and/or other users of renewable energy and heat generated on site;</li> <li>• there will be no unacceptable impact on existing or proposed aviation, defence, seismological or telecommunications facilities;</li> <li>• there will be no unacceptable adverse impact individually or cumulatively with other existing or proposed development on: <ul style="list-style-type: none"> <li>○ landscape character, setting within the immediate and wider landscape (including cross boundary or regional features and landscapes), sensitive viewpoints and public access routes;</li> <li>○ sites designated for natural heritage (including birds), scientific, historic, cultural or archaeological reasons;</li> <li>○ any populations of protected species; and</li> <li>○ the amenity of communities or individual dwellings including visual impact, noise, shadow flicker.</li> </ul> </li> <li>• during construction, operation and decommissioning of the energy plant there will be no unacceptable impacts on: <ul style="list-style-type: none"> <li>○ groundwater;</li> <li>○ surface water resources; or</li> </ul> </li> </ul>	<p><b>No Likely Effect</b></p>	<p><b>OUT</b></p>	<p>Criteria based policy for assessing proposals for renewable and low carbon energy development.</p> <p>The policy will not in itself lead to development or change in the use of land and/or buildings.</p> <p>Criteria (d) contains direct reference to ensuring that such development has no unacceptable adverse impact on:</p> <p>“sites designated for natural heritage (including wild land), scientific, historic and archaeological reasons:”</p> <p>Future Supplementary Guidance prepared in the context of the Angus Landscape Capacity Assessment will be subject to the SEA and HRA process as part of its preparation.</p>

<p>o carbon rich soils, deep peat and priority peatland habitat or geodiversity.</p> <p>Where appropriate mitigation measures must be supported by commitment to a bond commensurate with site restoration requirements.</p> <p>Consideration may be given to additional factors such as contribution to targets for energy generation and emissions, and/or local socio-economic economic impact.</p> <p>Further guidance is available on the Council's website including a Renewable Energy Implementation Guide and Landscape Capacity Studies.</p> <p><sup>13</sup> <i>infrastructure, activity and materials required for generation, storage or transmission of energy where it is within the remit of the council as local planning authority (or other duty). Includes new sites, extensions and/or repowering of established sites for onshore wind.</i></p>		
<p><b>Policy PV10 - Heat Mapping and Decarbonised Heat</b></p> <p>Angus Council will support the preparation and application of a heat map identifying where heat networks, heat storage and energy centres exist. Development proposals will be encouraged to investigate the feasibility of district heating or combined heat and power installations.</p> <p>Opportunities for Angus Council, developers and existing businesses to install facilities or identify routes for pipework within development for future integration into heat networks should be identified in appropriate development proposals.</p>	<p><b>OUT</b></p> <p>No Likely Effect</p>	<p>The policy sets out the Council's aspirations and will not in itself lead to development or change in the use of land and/or buildings.</p>
<p><b>Policy PV11 – Energy Efficiency - Low and Zero Carbon Buildings</b></p> <p>All new buildings must install technology that produces no or low amounts of carbon and reduce predicted carbon dioxide emissions to at least Bronze Active<sup>14</sup> level until 2019 and from 2019 a minimum of Silver Active level<sup>14</sup> of sustainability for carbon dioxide emissions.</p> <p>This requirement does not apply to extensions, changes or use or conversion of buildings; stand-alone ancillary buildings under 50 sqm; buildings with a planned life of less than two years or which will not be heated or cooled for purposes other than frost protection.</p> <p>Development proposals should be accompanied by a statement of the level of sustainability achieved to demonstrate compliance with the above standards.</p> <p>Development proposals should also consider energy efficiency measures where possible including:</p> <ul style="list-style-type: none"> <li>• siting, form, orientation and layout of buildings to maximise solar gain, natural ventilation and light;</li> <li>• the use of landscaping and boundary treatment to modify temperature extremes such as shelter belts; and</li> <li>• the re-use and/or local sourcing of building materials.</li> </ul>	<p><b>OUT</b></p> <p>No Likely Effect</p>	<p>This policy promotes the installation of low and zero carbon generating technology in new development and will not in itself lead to development or change in the use of land and/or buildings.</p>

<sup>14</sup> Levels of building sustainability applied through building regulations to achieve ever lower levels of

<p>emission, energy use and on site generation as defined in the Building Standards Technical Handbook Sections 1-6 for domestic and non-domestic buildings.</p>	<p><b>Policy PV12 - Managing Flood Risk</b></p> <p>To reduce potential risk from flooding flood there will be a general presumption against built development proposals:</p> <ul style="list-style-type: none"> <li>• on the functional floodplain;</li> <li>• which involve land raising resulting in the loss of the functional flood plain; or</li> <li>• which would materially increase the probability of flooding to existing development.</li> </ul> <p>Development in areas known or suspected to be at the upper end of low to medium risk or of medium to high flood risk (as defined in Scottish Planning Policy (2014), see below) may be required to undertake a flood risk assessment. This should demonstrate:</p> <ul style="list-style-type: none"> <li>• that flood risk can be adequately managed both within and outwith the site;</li> <li>• that a freeboard allowance of at least 500-600mm in all circumstances can be provided;</li> <li>• access and egress to the site can be provided that is free of flood risk; and</li> <li>• where appropriate that water-resistant materials and construction will be utilised.</li> </ul> <p>Where appropriate development proposals will be:</p> <ul style="list-style-type: none"> <li>• assessed within the context of the Shoreline Management Plan; and</li> <li>• considered within the context of SEPA flood maps to assess and mitigate surface water flood potential.</li> </ul> <p>Built development should avoid areas of ground instability (landslip) coastal erosion and storm surges. In areas prone to landslip a geomorphological assessment may be requested in support of a planning application to assess degree of risk and any remediation measures if required to make the site suitable for use.</p>	<p><b>OUT</b></p>	<p><b>No Likely Effect</b></p>	<p>Criteria based policy detailing the flood risk framework.</p> <p>The policy will not in itself lead to development or change in the use of land and/or buildings.</p>
<p><b>Policy PV13 - Resilience and Adaptation</b></p> <p>Development should not require an increase in the provision and / or maintenance of flood defences.</p> <p>To increase resilience to the effects of climate change such as flood and drought; extreme weather events and rising sea level Angus Council may require development proposals to incorporate adaptation measures including:</p> <ul style="list-style-type: none"> <li>• use of flood resistant materials and construction techniques;</li> <li>• removal of culverts and other engineering works where opportunity arises and avoidance of development over or requiring new culverts or other unnecessary engineering works unless there is no practical alternative;</li> </ul>	<p><b>OUT</b></p>	<p><b>No Likely Effect</b></p>	<p>The policy sets out the Council's aspirations and will not in itself lead to development or change in the use of land and/or buildings.</p>	

<ul style="list-style-type: none"> <li>minimising the area of impermeable surfaces by using permeable surfaces where possible for car parking and hard landscaping and where appropriate, green roofs and green infrastructure; and</li> <li>natural flood management measures which reduce water flow and enhance biodiversity and the quality of the water environment. Such schemes can contribute to local green networks, biodiversity and provision of amenity open space and should form an integral part of the design process.</li> </ul>			
<p><b>Policy PV14 - Water Quality</b></p> <p>To protect and enhance the quality of the water environment, development proposals will be assessed within the context of:</p> <ul style="list-style-type: none"> <li>the Scotland River Basin Management Plan and associated Area Management Plans;</li> <li>relevant guidance on controlling the impact of development and associated works;</li> <li>relevant guidance on engineering works affecting water courses; and</li> <li>potential mitigation measures.</li> </ul> <p>Development proposals which do not maintain or enhance the water environment will not be supported. Mitigation measures must be agreed with SEPA and Angus Council.</p> <p>Development proposals must not pollute surface or underground water including water supply catchment areas due to discharge, leachates or disturbance of contaminated land.</p>	<p>No Likely Effect</p>	<p>OUT</p>	<p>Safeguarding policy aimed at protecting and enhancing water quality.</p> <p>Policy intended to protect the natural environment, including biodiversity, or to conserve or enhance the natural, built or historic environment, which will not be likely to have any negative effect on any European site.</p>
<p><b>Policy PV15 - Drainage Infrastructure</b></p> <p>Development proposals within Development Boundaries will be required to connect to the public sewer where available.</p> <p>Where there is limited capacity at the treatment works Scottish Water will provide additional wastewater capacity to accommodate development if the Developer can meet the 5 Criteria<sup>iii</sup>. Scottish Water will instigate a growth project upon receipt of the 5 Criteria and will work with the developer, SEPA and Angus Council to identify solutions for the development to proceed.</p> <p>Outwith areas served by public sewers or where there is no viable connection for economic or technical reasons private provision of waste water treatment must meet the requirements of SEPA and/or The Building Standards (Scotland) Regulations.</p> <p>All new development (except single dwelling and developments that discharge directly to coastal waters) will be required to provide Sustainable Drainage Systems (SUDs) to accommodate surface water drainage and long term maintenance must be agreed with the local authority. SUDs schemes can contribute to local green networks, biodiversity and provision of amenity open space and should form an integral part of the design process.</p> <p>Drainage Impact Assessment (DIA) will be required for new development where appropriate</p>	<p>No Likely Effect</p>	<p>OUT</p>	<p>The effects of paragraphs 1 &amp; 2 of the policy on any European site cannot be identified because it is not possible to identify when or where proposals will be promoted and/or implemented or where effects may occur, or which European sites if any may be affected.</p> <p>Overall the policy will not in itself lead to development or change in the use of land and/or buildings.</p> <p>Sites allocated for development have been screened separately in the Settlement Section of Appendix 3.</p>

<p>to identify potential network issues and minimise any reduction in existing levels of service.</p> <p><sup>16</sup> Enabling Development and our 5 Criteria  <a href="http://scotland.gov.uk/Resource/0040/00409361.pdf">http://scotland.gov.uk/Resource/0040/00409361.pdf</a></p>			
<p><b>Policy PV16 - Coastal Planning</b></p> <p>The Coast<sup>5</sup> is subject to natural and human pressures ranging from climate change to caravan parks. The environmental, economic and defensive role of the coast will be protected by Angus Council and development proposals will be assessed within the context of the Shoreline Management Plan (SMP) and relevant landscape capacity studies.</p> <p>Development requiring new sea defences will not be supported and proposals should be directed to the developed coast<sup>6</sup> or be associated with existing development.</p> <p>Within the undeveloped coast<sup>7</sup> proposals will only be supported where there is:</p> <ul style="list-style-type: none"> <li>• a justifiable locational requirement for the development;</li> <li>• no conflict with designated or proposed marine heritage sites; and</li> <li>• no conflict with existing coastal protection works.</li> </ul> <p>Areas liable to ground instability and at risk from current or future inundation as identified in the second SMP for Angus will be considered for managed realignment.</p> <p>Angus Council will work with adjacent terrestrial and marine authorities as appropriate to promote co-ordinated coastal planning on and offshore and will consider development proposals within this context.</p> <p><sup>5</sup>Defined as Tayside Landscape Character Assessment classification 14a coast with sand, 14b coast with cliffs and 15 lowland basin</p> <p><sup>6</sup>Developed coast - the area within development boundaries which lie wholly or partly within the defined coast and subject to all other relevant local plan policies.</p> <p><sup>7</sup>Undeveloped coast - defined coast outwith settlement boundaries and subject to all other relevant local plan policies.</p>	<p><b>Likely Significant Effect</b></p> <p><b>IN</b></p>	<p>This policy is designed to assess development proposals for their impact on the Angus coastline. Development is generally directed to developed coastline within existing development boundaries. However at this stage in the HRA process it is not possible to rule out the risk of likely significant effect on the following European Sites:</p> <ul style="list-style-type: none"> <li>• Montrose Basin SPA</li> <li>• Moray Firth SAC</li> <li>• Firth of Tay &amp; Eden Estuary SAC/SPA</li> <li>• Isle of May SAC</li> </ul> <p>Potential impacts on the conservation interests of any of these sites will require to be assessed on a case by case basis. As the policy is reactive to development proposals coming forward rather than promoting development it is not possible to identify the nature, scale or location of any proposal.</p>	
<p><b>Policy PV17 - Waste Management Facilities</b></p> <p>Existing waste management facilities will be safeguarded from alternative development except where it is demonstrated that they are surplus or no longer suitable to meet future requirements or where alternative provision of equal or improved standard is provided on another site.</p> <p>Development proposals adjacent to existing or proposed waste management facilities should not directly or indirectly compromise the present or future operation of the facility.</p> <p>Proposals for new waste management facilities will be supported where they deliver the objectives outlined in the Zero Waste Plan (to prevent, reduce, recycle, recover and pre-treat waste).</p>	<p><b>No Likely Effect</b></p> <p><b>OUT</b></p>	<p>Criteria based policy for assessing proposals for the development of new waste management facilities. The effects of the policy on any European site cannot be identified because it is not possible to identify when or where proposals will be promoted and/or implemented or where effects may occur, or which European sites if any may be affected.</p>	

<p>The preferred location for new waste management facilities will be within or adjacent to existing waste management sites or on land identified for employment or industrial use. Former mineral sites and derelict or degraded land may also be acceptable. Such facilities should have regard to the local townscape and pattern of development.</p> <p>Outwith these locations, proposals for new waste management facilities may be acceptable where they meet an identified community need and are in a location that minimises travel distances for that community.</p> <p>Proposals will be supported where:</p> <ul style="list-style-type: none"> <li>• impacts on the natural and built environment, amenity, landscape character, visual amenity, air quality, water quality, groundwater resources, site access, traffic movements, road capacity and road safety are acceptable or could be satisfactorily mitigated through planning conditions or planning agreement; and</li> <li>• appropriate details of restoration, aftercare and after use are submitted for approval by Angus Council, recognising that ecological solutions are the preferred form of restoration. Opportunities to enhance extend and / or link to existing green networks should be investigated. Prior to commencement of development Angus Council may require a bond to cover the cost of the agreed scheme of restoration, aftercare and after use.</li> </ul> <p>Energy from waste recovery facilities will also be assessed against Policy PV9 - Renewable and Low Carbon Energy Development.</p>		<p>The policy in itself will not lead to development or change in the use of land and/or buildings.</p> <p>There are currently no plans for new waste management facilities and no sites are identified in the Proposed LDP.</p>
<p><b>Policy PV18 - Waste Management in New Development</b></p> <p>Proposals for new retail, residential, commercial, business and industrial development should seek to minimise the production of demolition and construction waste and incorporate recycled waste into the development.</p> <p>Where appropriate, Angus Council will require the submission of a Site Waste Management Plan to demonstrate how the generation of waste will be minimised during the construction and operational phases of the development.</p> <p>Development proposals that are likely to generate waste when operational will be expected to include appropriate facilities for the segregation, storage and collection of waste. This will include provision for the separate collection and storage of recyclates within the curtilage of individual houses.</p>	<p><b>No Likely Effect</b></p>	<p>Policy setting out the Councils aspirations for minimising the production of construction waste and provision of appropriate facilities for the segregation storage and collection of waste, including recyclates.</p> <p>The effects of the policy on any European site cannot be identified because it is not possible to identify when or where proposals will be promoted and/or implemented or where effects may occur, or which European sites if any may be affected.</p> <p>The policy in itself will not lead to development or change in the use of land and/or buildings.</p> <p>There are currently no plans for new waste management facilities and</p>

<p><b>Policy PV19 - Minerals</b></p> <p>Angus Council will protect existing mineral resources from other forms of development which are of economic and/or conservation value within Angus.</p> <p>Proposals for new or extended mineral workings must demonstrate that the development is required to maintain, at least a 10 year land bank for aggregates or the development is required for the local, regional and/or national market that cannot be satisfied by recycled or secondary aggregates at existing workings.</p> <p>Proposals will only be supported where:</p> <ul style="list-style-type: none"> <li>• impacts on the natural and built environment, amenity, landscape, visual amenity, air quality, water quality, groundwater resources, prime quality agricultural land, geodiversity, site access, traffic movements, road capacity and road safety are acceptable or could be satisfactorily mitigated through planning conditions or planning agreement; and</li> <li>• appropriate details of restoration, aftercare and after use are submitted for approval by Angus Council, recognising that ecological solutions are the preferred form of restoration. Opportunities to enhance extend and / or link to existing green networks should be investigated. Prior to commencement of development Angus Council may require a bond to cover the cost of the agreed scheme of restoration, aftercare and after use.</li> </ul>	<p>No Likely Effect</p>	<p>OUT</p>	<p>no sites are identified in the Proposed LDP.</p> <p>Criteria based policy for assessing proposals for mineral development. The effects of the policy on any European site cannot be identified because it is not possible to identify when or where proposals will be promoted and/or implemented or where effects may occur, or which European sites if any may be affected.</p> <p>The policy in itself will not lead to development or change in the use of land and/or buildings.</p>
<p><b>Policy PV20 - Soils and Geodiversity</b></p> <p>Development proposals on prime agricultural land will only be supported where they:</p> <ul style="list-style-type: none"> <li>• support delivery of the development strategy and policies in this local plan;</li> <li>• are small scale and directly related to a rural business or mineral extraction; or</li> <li>• constitute renewable energy development and are supported by a commitment to a bond commensurate with site restoration requirements.</li> </ul> <p>Design and layout should minimise land required for development proposals on agricultural land and should not render any farm unit unviable.</p> <p>Development proposals affecting deep peat or carbon rich soils will not be allowed unless there is an overwhelming social or economic need that cannot be met elsewhere.</p> <p>All development proposals will incorporate measures to manage, protect and reinstate valuable soils, groundwater and soil biodiversity during construction.</p>	<p>No Likely Effect</p>	<p>OUT</p>	<p>Policy for assessing proposals for their impact on soils and to protect this valuable resource. The effects of the policy on any European site cannot be identified because it is not possible to identify when or where proposals will be promoted and/or implemented or where effects may occur, or which European sites if any may be affected.</p> <p>The policy in itself will not lead to development or change in the use of land and/or buildings.</p>

## Settlements - Policies, Proposals and Land Allocations

### Arbroath

ALDP Policy/Proposal	Effect	Screened In/Out	Reason/Commentary
<b>A1 Housing – Crudie Acres, East Muirlands Road</b>	No Likely Effect	<b>OUT</b>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>Given the sites location and lack of link or pathway to the Angus Coast there are considered to be no HRA implications affecting the conservation interests of the Isle of May SAC (Grey Seals) and Moray Firth SAC (Bottlenose Dolphins).</p> <p>Any proposed development on the site will connect to the trunk sewer for transfer to the Hatton WWTW.</p>
<b>A2 Housing – Crudie Farm, Arbiriot Road West (Phase 1)</b>	No Likely Effect	<b>OUT</b>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>Given the sites location and lack of link or pathway to the Angus Coast there are considered to be no HRA implications affecting the conservation interests of the Isle of May SAC (Grey Seals) and Moray Firth SAC (Bottlenose Dolphins).</p> <p>Any proposed development on the site will connect to the trunk sewer for transfer to the Hatton WWTW.</p>
<b>A3 Opportunity Site – Wardmill/Dens Road</b>	No Likely Effect	<b>OUT</b>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>Given the sites location and lack of link or pathway to the Angus Coast there are considered to be no HRA implications affecting the conservation interests of the Isle of May SAC (Grey Seals) and Moray Firth SAC (Bottlenose Dolphins).</p> <p>Any proposed development on the site will connect to the trunk sewer for transfer to the Hatton WWTW.</p>



<p><b>A4 Opportunity Site – The Elms, Cairnie Road</b></p>	<p>No Likely Effect</p>	<p><b>OUT</b></p>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>Given the sites location and lack of link or pathway to the Angus Coast there are considered to be no HRA implications affecting the conservation interests of the Isle of May SAC (Grey Seals) and Moray Firth SAC (Bottlenose Dolphins).</p> <p>Any proposed development on the site will connect to the trunk sewer for transfer to the Hatton WWTW.</p>
<p><b>A5 Opportunity Site – Little Cairnie</b></p>	<p>No Likely Effect</p>	<p><b>OUT</b></p>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>Given the sites location and lack of link or pathway to the Angus Coast there are considered to be no HRA implications affecting the conservation interests of the Isle of May SAC (Grey Seals) and Moray Firth SAC (Bottlenose Dolphins).</p> <p>Any proposed development on the site will connect to the trunk sewer for transfer to the Hatton WWTW.</p>
<p><b>A6 Opportunity Site – Former Bleachworks, Elliot</b></p>	<p>No Likely Effect</p>	<p><b>OUT</b></p>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>Although the site is located close to the Angus Coast and adjacent to the Elliot Water, given the scale of the site and potential nature of development, there are considered to be no HRA implications affecting the conservation interests of the Isle of May SAC (Grey Seals) and Moray Firth SAC (Bottlenose Dolphins).</p> <p>Any proposed development on the site will connect to the trunk sewer for transfer to the Hatton WWTW.</p>
<p><b>A7 Opportunity Site – Former Seaforth Hotel</b></p>	<p>No Likely Effect</p>	<p><b>OUT</b></p>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>Although the site is located close to the Angus Coast, given the lack of a direct link or pathway there are considered to be no HRA implications affecting the conservation interests of the Isle of May SAC (Grey Seals) and Moray Firth SAC (Bottlenose Dolphins).</p> <p>Any proposed development on the site will connect to the trunk sewer for transfer to the Hatton WWTW.</p>

<p><b>A8 Opportunity Site – Former Ladyloan Primary School</b></p>	<p>No Likely Effect</p>	<p>OUT</p>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>Although the site is located close to the Angus Coast, given the lack of a direct link or pathway and proposed re-use of the building, there are considered to be no HRA implications affecting the conservation interests of the Isle of May SAC (Grey Seals) and Moray Firth SAC (Bottlenose Dolphins).</p> <p>Any proposed development on the site will connect to the trunk sewer for transfer to the Hatton WWTW.</p>
<p><b>A9 Opportunity Site – Helen Sireet Goods Yard</b></p>	<p>No Likely Effect</p>	<p>OUT</p>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>Given the sites location and lack of link or pathway to the Angus Coast there are considered to be no HRA implications affecting the conservation interests of the Isle of May SAC (Grey Seals) and Moray Firth SAC (Bottlenose Dolphins).</p> <p>Any proposed development on the site will connect to the trunk sewer for transfer to the Hatton WWTW.</p>
<p><b>A10 Working – Elliot Industrial Estate Extension</b></p>	<p>No Likely Effect</p>	<p>OUT</p>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>Given the sites location and lack of link or pathway to the Angus Coast there are considered to be no HRA implications affecting the conservation interests of the Isle of May SAC (Grey Seals) and Moray Firth SAC (Bottlenose Dolphins).</p> <p>Any proposed development on the site will connect to the trunk sewer for transfer to the Hatton WWTW.</p>
<p><b>A11 Working – Domestic Scale Fish Processing</b> Smoking and processing of fish on a small domestic scale will continue to be supported within the Fit o' the Toon Area identified.</p>	<p>No Likely Effect</p>	<p>OUT</p>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul>

<p><b>A12 Tourism – Improvement of Tourism Linkages and Facilities</b>          Angus Council will continue to pursue the strengthening of linkages between the Abbey, High Street and Harbour area, Signal Tower and West Links as a means of consolidating and promoting tourism in Arbroath and Angus. In support of this a town centre strategy for Arbroath integrating and enhancing the historic core and links with the visitor assets of the town will be promoted in partnership with private and public interests.</p>	<p>No Likely Effect</p>	<p>OUT</p>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul>
<p><b>A13 Community Facilities - Western Cemetery Extension</b></p>	<p>No Likely Effect</p>	<p>OUT</p>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests:</li> </ul> <p>Given the sites location and lack of link or pathway to the Angus Coast there are considered to be no HRA implications affecting the conservation interests of the Isle of May SAC (Grey Seals) and Moray Firth SAC (Bottlenose Dolphins).</p>
<p><b>A14 : Built and Natural Environment - Hospitalfield House</b></p>	<p>No Likely Effect</p>	<p>OUT</p>	<p>Policy designed to protect the historic character and landscape setting of Hospitalfield House which will not in itself lead to development or change in the use of land or buildings.</p>
<p><b>A15 : Built and Natural Environment – Arbroath (Brothock Water) Flood Protection Scheme</b></p>	<p>No Likely Effect</p>	<p>OUT</p>	<p>Scheme/Project still under development based around flow management and flood water retention measures on the Brothock Burn upstream from Arbroath.</p> <p>Policy which makes provision for change but could have no significant effect on any European site because any potential effects will be insignificant in nature or so remote from a site that they would not undermine the conservation objectives.</p> <p>Given the potential nature and location of the flood management measures there are considered to be no HRA implications affecting the conservation interests of the Isle of May SAC (Grey Seals) and Moray Firth SAC (Bottlenose Dolphins).</p>

**Brechin:**

<p><b>B1 Housing - Dubton Farm</b></p>	<p>Likely Significant Effect</p>	<p>IN</p>	<p>The site southern boundary is around 106m from Skinners Burn (which emerges south of the A935 at Castle Street which eventually feeds into the River South Esk SAC. Although the site is around 900m (via Skinners Burn) from the Natura 2000 site the land slopes generally north to south toward the Skinners Burn.</p> <p>At this stage in the HRA process it is not possible to rule out the risk of likely significant effect from surface water run-off on the conservation interests of the River South Esk SAC.</p> <p>Any proposed development on the site will connect to the Brechin WWTW.</p>
<p><b>B2 Opportunity Site – Andover School, Nursery Lane</b></p>	<p>No Likely Effect</p>	<p>OUT</p>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>The site southern boundary is around 210m from the River South Esk SAC. With no direct link or pathway to the Natura 2000 site there are not likely to be any HRA implications.</p> <p>Any proposed development on the site will connect to the Brechin WWTW.</p>
<p><b>B3 Opportunity Site – Scott Street Goods Yard</b></p>	<p>No Likely Effect</p>	<p>OUT</p>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>The site southern boundary is around 530m from the River South Esk SAC. With no direct link or pathway to the Natura 2000 site there are not likely to be any HRA implications.</p> <p>Any proposed development on the site will connect to the Brechin WWTW.</p>
<p><b>B4 Opportunity Site – Former Gasworks, Witchden Road</b></p>	<p>No Likely Effect</p>	<p>OUT</p>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>The site southern boundary is around 245m from the River South Esk SAC. With no direct link or pathway to the Natura 2000 site there are not likely to be any HRA implications.</p> <p>Any proposed development on the site will connect to the Brechin WWTW.</p>

<p><b>B5 Opportunity Site – Maisondieu Church, Witchden Road</b></p>	<p>No Likely Effect</p>	<p><b>OUT</b></p>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>The site southern boundary is around 175m from the River South Esk SAC. With no direct link or pathway to the Natura 2000 site there are not likely to be any HRA implications.</p> <p>Any proposed development on the site will connect to the Brechin WWTW.</p>
<p><b>B6 Working – Brechin West</b></p>	<p>No Likely Effect</p>	<p><b>OUT</b></p>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>The site southern boundary at its nearest point is around 490m from the River South Esk SAC. The site lies a minimum of 900m west of the Skinners Burn (which emerges south of the A935 at Castle Street) which eventually feeds into the River South Esk SAC. There is however no apparent link or pathway to the Natura 2000 site either directly or via the Skinners Burn. In the circumstances there are not likely to be any HRA implications.</p> <p>Any proposed development on the site will connect to the Brechin WWTW.</p>
<p><b>B7 Brechin Cemetery Extension</b></p>	<p>No Likely Effect</p>	<p><b>OUT</b></p>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>The site southern boundary is around 880m from the River South Esk SAC. With no direct link or pathway to the Natura 2000 site there are not likely to be any HRA implications.</p>
<p><b>B8 Open Space/ Green Network Enhancement - Cookston</b></p>	<p>No Likely Effect</p>	<p><b>OUT</b></p>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>The site southern boundary is around 1.3km from the River South Esk SAC. With no direct link or pathway to the Natura 2000 site there are not likely to be any HRA implications.</p>

**Carnoustie:**

<p><b>C1 Housing – Land at Pitskelly</b></p>	<p>No Likely Effect</p>	<p><b>OUT</b></p>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>The site lies around 2.45km north of the Firth of Tay &amp; Eden Estuary SPA/SAC and 1.7km north of Barry Links SAC. There is no direct link or pathway to either Natura 2000 site and there are not likely to be any HRA implications.</p> <p>Given the sites location and lack of link or pathway to the Angus Coast there are considered to be no HRA implications affecting the conservation interests of the Isle of May SAC (Grey Seals) and Moray Firth SAC (Bottlenose Dolphins).</p> <p>Any proposed development on the site will connect to the trunk sewer for transfer to the Hatton WWTW.</p>
<p><b>C2 Opportunity Site - Woodside/Pitskelly</b></p>	<p>No Likely Effect</p>	<p><b>OUT</b></p>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>The site lies around 2.3km north of the Firth of Tay &amp; Eden Estuary SPA/SAC and 1.4km north of the Barry Links SAC. There is no direct link or pathway to either Natura 2000 site and there are not likely to be any HRA implications.</p> <p>Given the sites location and lack of link or pathway to the Angus Coast there are considered to be no HRA implications affecting the conservation interests of the Isle of May SAC (Grey Seals) and Moray Firth SAC (Bottlenose Dolphins).</p> <p>Any proposed development on the site will connect to the trunk sewer for transfer to the Hatton WWTW.</p>
<p><b>C3 Opportunity Site - Barry Road</b></p>	<p>No Likely Effect</p>	<p><b>OUT</b></p>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>The site lies around 1.8km north of the Firth of Tay &amp; Eden Estuary SPA/SAC and 1.3km north of the Barry Links SAC. There is no direct link or pathway to either Natura 2000 site and there are not likely to be any HRA implications.</p> <p>Given the sites location and lack of link or pathway to the Angus Coast there are considered to be no HRA implications affecting the conservation interests of the Isle of May SAC (Grey Seals) and Moray Firth SAC (Bottlenose Dolphins).</p> <p>Any proposed development on the site will connect to the trunk sewer for transfer to the Hatton WWTW.</p>

<p><b>C4 Opportunity Site – Greenlaw Hill</b></p>	<p>No Likely Effect</p>	<p><b>OUT</b></p>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>The site lies around 2.4km north of the Firth of Tay &amp; Eden Estuary SPA/SAC and 1.4km north of the Barry Links SAC. There is no direct link or pathway to either Natura 2000 site and there are not likely to be any HRA implications.</p> <p>Given the sites location and lack of link or pathway to the Angus Coast there are considered to be no HRA implications affecting the conservation interests of the Isle of May SAC (Grey Seals) and Moray Firth SAC (Bottlenose Dolphins).</p> <p>Any proposed development on the site will connect to the trunk sewer for transfer to the Hatton WWTW.</p>
<p><b>C5 Opportunity Site – Panmure Industrial Estate</b></p>	<p>No Likely Effect</p>	<p><b>OUT</b></p>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>The site lies around 1.3km north of the Firth of Tay &amp; Eden Estuary SPA/SAC and 890m north of the Barry Links SAC. There is no direct link or pathway to either Natura 2000 site and there are not likely to be any HRA implications.</p> <p>Given the sites location and lack of link or pathway to the Angus Coast there are considered to be no HRA implications affecting the conservation interests of the Isle of May SAC (Grey Seals) and Moray Firth SAC (Bottlenose Dolphins).</p> <p>Any proposed development on the site will connect to the trunk sewer for transfer to the Hatton WWTW.</p>
<p><b>C6 Working – Land at Carlogie</b></p>	<p>No Likely Effect</p>	<p><b>OUT</b></p>	<p>Policy which makes provision for change but has already been granted planning permission in principle (August 2014).</p> <p>The site lies around 2.8km north of the Firth of Tay &amp; Eden Estuary SPA/SAC and Barry Links SAC. There is no direct link or pathway to either Natura 2000 site and there are not likely to be any HRA implications.</p> <p>Given the sites location and lack of link or pathway to the Angus Coast there are considered to be no HRA implications affecting the conservation interests of the Isle of May SAC (Grey Seals) and Moray Firth SAC (Bottlenose Dolphins).</p> <p>Any proposed development on the site will connect to the trunk sewer for transfer to the Hatton WWTW.</p>

<p><b>C7 Working – Land at Pifskelly</b></p>	<p>No Likely Effect</p>	<p><b>OUT</b></p>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>The site lies around 2.45km north of the Firth of Tay &amp; Eden Estuary SPA/SAC and 1.7km north of Barry Links SAC. There is no direct link or pathway to either Natura 2000 site and there are not likely to be any HRA implications.</p> <p>Given the sites location and lack of link or pathway to the Angus Coast there are considered to be no HRA implications affecting the conservation interests of the Isle of May SAC (Grey Seals) and Moray Firth SAC (Bottlenose Dolphins).</p> <p>Any proposed development on the site will connect to the trunk sewer for transfer to the Hatton WWTW.</p>
<p><b>C8 Transport - Upgrade A930 Carlogie Road</b></p>	<p>No Likely Effect</p>	<p><b>OUT</b></p>	<p>Route safeguard policy for the A930 Carlogie Road upgrade link to the A92.</p> <p>Policy which makes provision for change but has already been granted planning permission in principle (August 2014).</p> <p>The site lies around 2.4km north of the Firth of Tay &amp; Eden Estuary SPA/SAC and Barry Links SAC. There is no direct link or pathway to either Natura 2000 site and there are not likely to be any HRA implications.</p> <p>Given the sites location and lack of link or pathway to the Angus Coast there are considered to be no HRA implications affecting the conservation interests of the, Firth of Tay &amp; Eden Isle of May SAC (Grey Seals) and Moray Firth SAC (Bottlenose Dolphins).</p>
<p><b>C9 Shanwell Cemetery Extension</b></p>	<p>No Likely Effect</p>	<p><b>OUT</b></p>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>The site lies around 2.3km north of the Firth of Tay &amp; Eden Estuary SPA/SAC and 1.6km north of the Barry Links SAC. There is no direct link or pathway to either Natura 2000 site and there are not likely to be any HRA implications.</p> <p>Given the sites location and lack of link or pathway to the Angus Coast there are considered to be no HRA implications affecting the conservation interests of the, Firth of Tay &amp; Eden Isle of May SAC (Grey Seals) and Moray Firth SAC (Bottlenose Dolphins).</p>



<p><b>C10 Sports Ground, Shanwell Road</b></p>	<p>No Likely Effect</p>	<p>OUT</p>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>The site lies around 2km north of the Firth of Tay &amp; Eden Estuary SPA/SAC and Barry Links SAC. There is no direct link or pathway to either Natura 2000 site and there are not likely to be any HRA implications.</p> <p>Given the sites location and lack of link or pathway to the Angus Coast there are considered to be no HRA implications affecting the conservation interests of the Isle of May SAC (Grey Seals) and Moray Firth SAC (Bottlenose Dolphins).</p> <p>Any proposed development on the site will connect to the trunk sewer for transfer to the Hatton WWTW.</p>
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**Forfar:**

<p><b>F1 Protection of Groundwater Resources</b> Angus Council will require development proposals that involve the use of surface water soakaways to consider the potential impact on the ground water resource. An assessment of the potential impact may be required.</p>	<p>No Likely Effect</p>	<p>OUT</p>	<p>Protection policy designed to protect the groundwater resource in Forfar. This policy will not in itself lead to development or change in the use of land or buildings which could have any impact on any European designated site.</p>
<p><b>F2 Housing – Gowanbank</b></p>	<p>No Likely Effect</p>	<p>OUT</p>	<p>Policy which makes provision for change but has already been granted planning permission in principle (June 2014). Any proposed development on the site will connect to the trunk sewer for transfer to the Forfar WWTW.</p>
<p><b>F3 Housing – Turfbeg</b></p>	<p>No Likely Effect</p>	<p>OUT</p>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>The site northern boundary lies around 1.5km south of the River South Esk SAC. There is no direct link or pathway to the Natura 2000 site and there are not likely to be any HRA implications.</p> <p>The site southern boundary lies around 1.4km from the Dean Water which is part of the River Tay SAC. The Dean water is the outflow from Forfar Loch which is around 600m south of the site. The site however lies to the north of a ridgeline and slopes generally to the north away from Forfar Loch. There is no direct link or pathway to the Natura 2000 site and there are not likely to be any HRA implications.</p> <p>Any proposed development on the site will connect to the Forfar WWTW.</p>

**F4 Housing - Westfield**

	<p>No Likely Effect</p>	<p>OUT</p>	<p>The policy allocates 38.8ha of land for residential development to the west of Westfield Loan adjacent to the current developed edge of Forfar. This allocated site lies within the proposed development boundary for Kirriemuir. The policy also safeguards additional land to the west for potential further residential development in the period beyond 2026. This land lies outwith the proposed development boundary</p> <p><u>Allocated Site:</u></p> <p>With regard to the allocated site within the development boundary the Policy makes provision for change but could have no significant effect on a European site because any potential effects will be insignificant/minor residual in nature or so restricted/remote from a site that they would not undermine the conservation objectives of the site.</p> <p>The allocated site lies between 760m and around 1800m south east of the Dean Water which is part of the River Tay SAC. The Dean Water is the outflow from Forfar Loch which is around 650m north of the nearest part of the site. Although the site lies to the south of Glamis Road and the Orchardbank Industrial Estate lies between the site and Forfar Loch the land slopes generally south to north towards Forfar Loch. Although surface water drainage from parts of the site gravitate towards small watercourses/drainage ditches which lead to Forfar Loch any potential effects are likely to be minimal due to distance from the SAC and the dilution effects of Forfar Loch.</p> <p>Any proposed development on the site will connect to the Forfar WWTW.</p>
	<p>Likely Significant Effect</p>	<p>IN</p>	<p><u>Safeguarded Land:</u></p> <p>The safeguarded land delineated on the Forfar Proposals Map lies between 760m and around 1700m south of the Dean Water which is part of the River Tay SAC. The Dean Water is the outflow from Forfar Loch which is around 650m north of the nearest part of the site. Although the site lies to the south of Glamis Road and the Orchardbank Industrial Estate lies between the site and Forfar Loch the land slopes generally south to north towards Forfar Loch. Surface water drainage from the site gravitates towards small watercourses which lead both to Forfar Loch and directly to the Dean Water.</p> <p>At this stage in the HRA process given the more direct link to watercourses it is not possible to rule out the risk of likely significant effect from surface water run-off during the construction phase of development on the conservation interests of the River South Esk SAC.</p> <p>Any proposed development on the site will connect to the Forfar WWTW.</p>

<p><b>F5 Opportunity Site – South Street</b></p>	<p>No Likely Effect</p>	<p><b>OUT</b></p>	<p>Brownfield Opportunity Site.</p> <p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>Any proposed development on the site will connect to the trunk sewer for transfer to the Forfar WWTW.</p>
<p><b>F6 Opportunity Site – Former Chapelpark School</b></p>	<p>No Likely Effect</p>	<p><b>OUT</b></p>	<p>Brownfield Opportunity Site.</p> <p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>Any proposed development on the site will connect to the trunk sewer for transfer to the Forfar WWTW.</p>
<p><b>F7 Opportunity Site – Forfar Music Centre, Prior Road</b></p>	<p>No Likely Effect</p>	<p><b>OUT</b></p>	<p>Brownfield Opportunity Site.</p> <p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>Any proposed development on the site will connect to the trunk sewer for transfer to the Forfar WWTW.</p>
<p><b>F8 Opportunity Site – Forfar Swimming Pool</b></p>	<p>No Likely Effect</p>	<p><b>OUT</b></p>	<p>Brownfield Opportunity Site.</p> <p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>Any proposed development on the site will connect to the trunk sewer for transfer to the Forfar WWTW.</p>

<p><b>F9 Working – Orchardbank</b></p> <p>The site southern boundary is around 106m from Skinners Burn (which emerges south of the A935 at Castle Street which eventually feeds into the River South Esk SAC. Although the site is around 900m (via Skinners Burn) from the Natura 2000 site the land slopes generally north to south toward the Skinners Burn.</p> <p>At this stage in the HRA process it is not possible to rule out the risk of likely significant effect from surface water run-off on the conservation interests of the River South Esk SAC.</p> <p>Any proposed development on the site will connect to the Brechin WWTW.</p>	<p>Likely Significant Effect</p>	<p>IN</p>	<p>Policy which makes provision for change but has already been granted planning permission in principle (July 2004). The site is already partially developed.</p> <p>The site lies in close proximity to the south east of the Dean Water which is part of the River Tay SAC. The Dean Water is the outflow from Forfar Loch which is around 110m north of the nearest part of the site. Surface water drainage from the site gravitates towards small watercourses which lead to Forfar Loch. These water courses enter Forfar Loch around 85m and 310m from the Dean Water outflow.</p> <p>At this stage in the HRA process it is not possible to rule out the risk of likely significant effect from surface water run-off during the construction phase of development on the conservation interests of the River Tay SAC.</p> <p>Any proposed development on the site will connect to the trunk sewer for transfer to the Forfar WWTW.</p>
<p><b>F10 Working – Carseview Road</b></p>	<p>No Likely Effect</p>	<p>OUT</p>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>Any proposed development on the site will connect to the trunk sewer for transfer to the Forfar WWTW.</p>
<p><b>F11 Newmonthill Cemetery Extension</b></p>	<p>No Likely Effect</p>	<p>OUT</p>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul>
<p><b>F12 Balmashanner</b></p> <p>In order to protect the open character and landscape value of Balmashanner Hill development within the area defined on the Proposals Map will not be permitted.</p>	<p>No Likely Effect</p>	<p>OUT</p>	<p>Protection policy designed to protect the character and landscape value of Balmashanner Hill. This policy will not in itself lead to development or change in the use of land or buildings which could have any impact on any European designated site.</p>
<p><b>F13 Forfar Loch</b></p> <p>Development which would adversely affect the landscape or nature conservation value of Forfar Loch, the Country Park or its setting will not be permitted. In particular no further built development will be permitted on land along the northern shore of the Loch.</p>	<p>No Likely Effect</p>	<p>OUT</p>	<p>Protection policy designed to protect the landscape setting and natural heritage value of Forfar Loch.</p> <p>Policy intended to protect the natural environment, including biodiversity, or to conserve or enhance the natural, built or historic environment where enhancement measures will not be likely to have any negative effect on any European site.</p>

**Kirriemuir:**

<p><b>K1 Housing – Land South of Beechwood Place</b></p>	<p>No Likely Effect</p>	<p><b>OUT</b></p>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>The site eastern boundary is a small watercourse/open ditch which via a series of connected ditches connects to the Gairie Burn which eventually feeds (via the Ballindarg Burn) to the Dean Water which is part of the River Tay SAC. However as the site is around 7.8km from the Natura 2000 site there are not likely to be any HRA implications. Any proposed development on the site will connect to the existing public WWTW serving Kirriemuir.</p> <p>There is no conceivable link or pathway between the site and River South Esk SAC or Loch of Kinnordy SPA.</p>
<p><b>K2 Opportunity Site – Gairie Works</b></p>	<p>No Likely Effect</p>	<p><b>OUT</b></p>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>The site southern boundary is the Gairie Burn which eventually feeds (via the Ballindarg Burn) to the Dean Water which is part of the River Tay SAC. However as the site is around 4.3km from the Natura 2000 site there are not likely to be any HRA implications. Any proposed development on the site will connect to the existing public WWTW serving Kirriemuir.</p> <p>There is no conceivable link or pathway between the site and River South Esk SAC or Loch of Kinnordy SPA.</p>
<p><b>K3 Opportunity Site – Land at Cortachy Road</b></p>	<p>No Likely Effect</p>	<p><b>OUT</b></p>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>The site lies around 295m north of the Gairie Burn which eventually feeds (via the Ballindarg Burn) to the Dean Water which is part of the River Tay SAC. However as the site is around 7.8km from the Natura 2000 site there are not likely to be any HRA implications. Any proposed development on the site will connect to the existing public WWTW serving Kirriemuir.</p> <p>There is no conceivable link or pathway between the site and River South Esk SAC or Loch of Kinnordy SPA.</p>
<p><b>K4 Kirriemuir Cemetery Extension</b></p>	<p>No Likely Effect</p>	<p><b>OUT</b></p>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul>

**Monifieth:**

<p><b>Mf1 Housing – Ashludie Hospital</b></p>	<p>No Likely Effect</p>	<p><b>OUT</b></p>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"><li>• there is no link or pathway with the qualifying interests.</li></ul> <p>The site lies around 900m north of the Firth of Tay &amp; Eden Estuary SPA/SAC. There is no direct link or pathway to the Natura 2000 site and there are not likely to be any HRA implications. Any proposed development on the site will connect to the trunk sewer for transfer to the Hatton WWTW.</p> <p>Given the sites location and lack of link or pathway to the Tay Estuary there are considered to be no HRA implications affecting the conservation interests of the Isle of May SAC (Grey Seals) and Moray Firth SAC (Bottlenose Dolphins)</p>
<p><b>Mf2 Housing – Victoria Street West</b></p>	<p>No Likely Effect</p>	<p><b>OUT</b></p>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"><li>• there is no link or pathway with the qualifying interests.</li></ul> <p>The site lies around 1.19km north of the Firth of Tay &amp; Eden Estuary SPA/SAC. There is no direct link or pathway to the Natura 2000 site and there are not likely to be any HRA implications. Any proposed development on the site will connect to the trunk sewer for transfer to the Hatton WWTW.</p> <p>Given the sites location and lack of link or pathway to the Tay Estuary there are considered to be no HRA implications affecting the conservation interests of the Isle of May SAC (Grey Seals) and Moray Firth SAC (Bottlenose Dolphins)</p>
<p><b>Mf3 Opportunity Site – Former Monifieth Health Centre, Victoria Street</b></p>	<p>No Likely Effect</p>	<p><b>OUT</b></p>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"><li>• there is no link or pathway with the qualifying interests.</li></ul> <p>The site lies around 320m north of the Firth of Tay &amp; Eden Estuary SPA/SAC. There is no direct link or pathway to the Natura 2000 site and there are not likely to be any HRA implications. Any proposed development on the site will connect to the trunk sewer for transfer to the Hatton WWTW.</p> <p>Given the sites scale, location and lack of link or pathway to the Tay Estuary there are considered to be no HRA implications affecting the conservation interests of the Isle of May SAC (Grey Seals) and Moray Firth SAC (Bottlenose Dolphins)</p>

<p><b>M14 Opportunity Site – Former Petrol Filling Station, High Street</b></p>	<p>No Likely Effect</p>	<p><b>OUT</b></p>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>The site lies around 440m north of the Firth of Tay &amp; Eden Estuary SPA/SAC. There is no direct link or pathway to the Natura 2000 site and there are not likely to be any HRA implications. Any proposed development on the site will connect to the trunk sewer for transfer to the Hattton WWTW.</p> <p>Given the sites scale, location and lack of link or pathway to the Tay Estuary there are considered to be no HRA implications affecting the conservation interests of the Isle of May SAC (Grey Seals) and Moray Firth SAC (Bottlenose Dolphins)</p>
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**Montrose:**

<p><b>M1 Housing – Brechin Road</b></p>	<p>Likely Significant Effect</p>	<p><b>IN</b></p>	<p>Policy which makes provision for change but has already been granted planning permission in principle (June 2014).</p> <p>The site southern boundary is around 200m from the Montrose Basin SPA. The site includes a stretch of the Tayock Burn which feeds directly into the Natura 2000 site.</p> <p>The land slopes generally north to south toward the Montrose Basin and there is potential for surface water run-off to affect the Tayock Burn which feeds directly into the SPA at Tayock Bridge.</p> <p>Records indicate that the site is used for grazing/foraging by grey geese from Montrose basin, particularly early in the goose season. Development of the site would consequently reduce the area available for foraging and may therefore have an impact on the Montrose Basin goose population.</p> <p>At this stage in the HRA process it is not possible to rule out the risk of likely significant effect from surface water run-off during the construction phase of development and consequent reduction in the area available for grazing on the conservation interests of the Montrose Basin SPA.</p> <p>The River South Esk SAC feeds into the Montrose Basin SPA from the west and lies around 4.4km from where the Tayock Burn enters Montrose Basin. Given this separation and nature of development proposed there are considered to be no HRA implications affecting the conservation interests of the Natura 2000 site.</p> <p>Any proposed development on the site will connect to the Montrose WWTW.</p>
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<p><b>M2 Housing – Rosemount Road, Hillside</b></p>	<p>No Likely Effect</p>	<p>OUT</p>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>Any proposed development on the site will connect to the trunk sewer for transfer to the Montrose WWTW.</p> <p>Given the sites location and lack of link or pathway to the Angus Coast there are considered to be no HRA implications affecting the conservation interests of the Moray Firth SAC (Bottlenose Dolphins).</p>
<p><b>M3 Mixed Use – Sunnyside Hospital, Hillside</b></p>	<p>No Likely Effect</p>	<p>OUT</p>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>Any proposed development on the site will connect to the trunk sewer for transfer to the Montrose WWTW.</p> <p>Given the sites location and lack of link or pathway to the Angus Coast there are considered to be no HRA implications affecting the conservation interests of the Moray Firth SAC (Bottlenose Dolphins).</p>
<p><b>M4 : Opportunity Site - Chapel Works, Marine Avenue</b></p>	<p>No Likely Effect</p>	<p>OUT</p>	<p>Brownfield opportunity site.</p> <p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>Any proposed development on the site will connect to the trunk sewer for transfer to the Montrose WWTW.</p> <p>Given the sites location and lack of link or pathway to the Angus Coast there are considered to be no HRA implications affecting the conservation interests of the Moray Firth SAC (Bottlenose Dolphins).</p>
<p><b>M5 Opportunity Site – Former Swimming Pool, The Mall</b></p>	<p>No Likely Effect</p>	<p>OUT</p>	<p>Brownfield opportunity site.</p> <p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>Any proposed development on the site will connect to the trunk sewer for transfer to the Montrose WWTW.</p> <p>Given the sites location and lack of link or pathway to the Angus Coast there are considered to be no HRA implications affecting the conservation interests of the Moray Firth SAC (Bottlenose Dolphins).</p>



<p><b>M6 Working - Montrose Port</b>  Montrose Port is safeguarded for port related uses. Development proposals which enhance the commercial and economic role of the Port will be supported where these are compatible with adjacent land uses. Development proposals should be supported by a Flood Risk Assessment and a Drainage Impact Assessment.</p>	<p>Likely Significant Effect</p>	<p>IN</p>	<p>The policy for Montrose Port safeguards the designated area for port related uses and supports proposals which enhance the commercial and economic role of the port.</p> <p>Montrose Port is identified as a Strategic Development Area in approved TAYplan 2012 – 2032 and as a potential location for servicing and maintenance of offshore renewable energy infrastructure in the National Renewables Infrastructure Plan (N-RIP) (Stage 2 Report 2010). Montrose Port has permitted development rights which allow development associated with port related activity.</p> <p>At this stage in the HRA process it is not possible to rule out the risk of likely significant effect from development at Montrose Port on the following European sites:</p> <ul style="list-style-type: none"> <li>• Moray Firth SAC – potential impact on Bottlenose Dolphins from the Moray Firth which migrate along the east coast of Scotland.</li> <li>• Montrose Basin SPA – potential impact on qualifying habitats and species during construction and operation of development proposals.</li> <li>• River South Esk SAC – potential impact on qualifying habitats and species during construction and operation of development proposals.</li> <li>• Firth of Tay &amp; Eden Estuary SAC – potential impact on harbour seal populations which use Montrose Basin and the River South Esk during construction and operation of development proposals.</li> </ul> <p>Any proposed development at Montrose Port will connect to the trunk sewer for transfer to the Montrose WWTW.</p>
<p><b>M7 Working – Montrose Airfield</b></p>	<p>No Likely Effect</p>	<p>OUT</p>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>• there is no link or pathway with the qualifying interests.</li> </ul> <p>The site is currently the subject of a planning application (Ref: 14/00480/EIAM) for Proposed Business Park (Class 4, 5, and 6) including Office Accommodation and facilities to support Offshore Renewable Energy Developments.</p> <p>Given the sites location and lack of link or pathway to the Angus Coast there are considered to be no HRA implications affecting the conservation interests of the Moray Firth SAC (Bottlenose Dolphins).</p> <p>Any proposed development on the site will connect to the trunk sewer for transfer to the Montrose WWTW.</p>

<p><b>M8 Working – North of Forties Road</b></p>	<p>No Likely Effect</p>	<p><b>OUT</b></p>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>Any proposed development on the site will connect to the trunk sewer for transfer to the Montrose WWTW.</p> <p>The site lies around 1.5km north-east of the Montrose Basin SPA. There is no direct link or pathway to the Natura 2000 site and there are not likely to be any HRA implications.</p> <p>Given the sites location and lack of link or pathway to the Angus Coast there are considered to be no HRA implications affecting the conservation interests of the Moray Firth SAC (Bottlenose Dolphins).</p> <p>Brownfield opportunity site.</p>
<p><b>M9 Opportunity Site – Lochside Distillery, Brechin Road</b></p>	<p>No Likely Effect</p>	<p><b>OUT</b></p>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>Any proposed development on the site will connect to the trunk sewer for transfer to the Montrose WWTW.</p> <p>The site lies around 380m north-east of the Montrose Basin SPA. There is no direct link or pathway to the Natura 2000 site and there are not likely to be any HRA implications.</p> <p>Given the sites location and lack of link or pathway to the Angus Coast there are considered to be no HRA implications affecting the conservation interests of the Moray Firth SAC (Bottlenose Dolphins).</p>

<p><b>M10 Sleepyhillock Cemetery Extension</b></p>	<p>Likely Significant Effect</p>	<p>IN</p>	<p>The Policy reserves 0.8ha of land for future cemetery provision.</p> <p>The proposed site for extension to Sleepyhillock cemetery lies on the northern shore of Montrose Basin and directly abuts the SPA boundary. Although given the nature of the proposed land use it is unlikely to promote surface water run-off into Montrose Basin there are potential impacts from development of the site in relation to physical works adjacent to Montrose Basin – such as boundary wall reinforcement.</p> <p>At this stage in the HRA process it is not possible to rule out the risk of likely significant effect from physical works related to development of the site for cemetery purposes on the conservation interests of the Montrose Basin SPA.</p> <p>The River South Esk SAC feeds into the Montrose Basin SPA from the west and lies around 3.5km from the site. Given this separation and nature of development proposed there are considered to be no HRA implications affecting the conservation interests of the Natura 2000 site.</p>
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**Rural Service Centres**

**Edzell:**

<p><b>E1 Housing – East of Duriehill Road</b></p>	<p>No Likely Effect</p>	<p>OUT</p>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>Any proposed development on the site will connect to the trunk sewer for transfer to the Edzell WWTW.</p>
<p><b>E2 Opportunity Site – Former Mart, Lethnot Road</b></p>	<p>No Likely Effect</p>	<p>OUT</p>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>Any proposed development on the site will connect to the trunk sewer for transfer to the Edzell WWTW.</p>

**Friockheim**

<p><b>FK1 Housing – South of Gardyne Road</b></p>	<p>No Likely Effect</p>	<p>OUT</p>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>Any proposed development on the site will connect to the trunk sewer for transfer to the Friockheim WWTW.</p>
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<p><b>FK2 Opportunity Site – Former Primary School, Eastgate</b></p>	<p>No Likely Effect</p>	<p>OUT</p>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>Any proposed development on the site will connect to the trunk sewer for transfer to the Fricockheim WWTW.</p>
<p><b>Letham:</b></p>			
<p><b>L1 Unadopted Roads Policy</b> All proposals for new development in Letham will be considered against the Council's Unadopted Roads Policy set out in Appendix 5 which gives an assessment of the capacity of the local road network and seeks to direct development to areas where satisfactory road access can be achieved.</p>	<p>No Likely Effect</p>	<p>OUT</p>	<p>Policy setting out Angus Councils approach to determining development proposals accessing from unadopted roads in Letham which will not in itself lead to development or change in the use of land or buildings.</p>
<p><b>L2 Housing – Jubilee Park</b></p>	<p>No Likely Effect</p>	<p>OUT</p>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>Any proposed development on the site will connect to the trunk sewer for transfer to the Letham WWTW.</p>
<p><b>L3 Housing – Land Between Blairs Road &amp; Dundee Street</b></p>	<p>No Likely Effect</p>	<p>OUT</p>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>Any proposed development on the site will connect to the trunk sewer for transfer to the Edzell WWTW.</p>
<p><b>L4 Working – Land at Dundee Street</b></p>	<p>No Likely Effect</p>	<p>OUT</p>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>Any proposed development on the site will connect to the trunk sewer for transfer to the Letham WWTW.</p>

**Newtyle:**

<p><b>N1 Housing – Land north of Coupar Angus Road</b></p>	<p>No Likely Effect</p>	<p><b>OUT</b></p>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests</li> </ul> <p>The site lies around 8km south of the Dean Water which is part of the River Tay SAC. As there appears to be no direct link or pathway between the site and the Natura 2000 site there are not likely to be any HRA implications.</p> <p>Any proposed development on the site will connect to the existing public WWTW serving Newtyle.</p>
<p><b>N2 Housing – Land north of Eassie Road</b></p>	<p>No Likely Effect</p>	<p><b>OUT</b></p>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>The site lies around 260m west of the Newtyle Burn which eventually feeds (via the Kirkinch and Camno Burns) to the Dean water which is part of the River Tay SAC. The site lies around 8km south of the Natura 2000 site there are not likely to be any HRA implications.</p> <p>Any proposed development on the site will connect to the existing public WWTW serving Newtyle.</p>

**Settlements with Specific Policies and Proposals**  
**Bailumbie House**

<p><b>Ba1 Recreation Development</b></p>	<p>No Likely Effect</p>	<p><b>OUT</b></p>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul>
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**Glamis**

<p><b>G1 Opportunity Site – Dundee Road East</b></p>	<p>No Likely Effect</p>	<p><b>OUT</b></p>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>The site lies around 25m west of the Glamis Burn which eventually feeds to the Dean Water which is part of the River Tay SAC. The site lies around 1.7km south of the Natura 2000 site there are not likely to be any HRA implications.</p> <p>Any proposed development on the site will connect to the existing public WWTW serving Glamis.</p>
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### Letham Grange

	No Likely Effect	OUT	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"><li>• there is no link or pathway with the qualifying interests.</li></ul> <p>Any further development on the site will connect to the public drainage network for transfer to the Letham Grange WWTW.</p>
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### Piperdam

<b>Pd1 Recreation Development</b>	No Likely Effect	OUT	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"><li>• there is no link or pathway with the qualifying interests.</li></ul> <p>Any further development on the site will connect to the public drainage network at Liff for transfer to Hatton WWTW.</p>
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### Strathmarline Hospital

<b>S11 Opportunity Site – Strathmarline Hospital Estate</b>	No Likely Effect	OUT	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"><li>• there is no link or pathway with the qualifying interests.</li></ul> <p>Any proposed development on the site will require connection to the existing public drainage network for transfer to the Hatton WTTW.</p> <p>Although surface water run-off is likely to gravitate to the Dightly Water which lies around 400m south of the site given the areas location some 12.5km from the Angus Coast at there are considered to be no HRA implications affecting the conservation interests of the Firth of Tay &amp; Eden Estuary SAC/SPA, Isle of May SAC (Grey Seals) and Moray Firth SAC (Bottlenose Dolphins).</p>
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**Woodville**

**Wv1 Woodville Development Approach**

Within the development boundary identified for the wider Woodville area, only proposals directly associated with agriculture or horticulture will be permitted. New housing will only be supported where it provides essential worker housing for established businesses.

No Likely Effect

**OUT**

Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :

- there is no link or pathway with the qualifying interests.

The area is not served by the public drainage network. Development is dependent on private drainage arrangements with discharge to ground soakaway or local watercourse.

However given the areas location and lack of link or pathway to the Angus Coast there are considered to be no HRA implications affecting the conservation interests of the Isle of May SAC (Grey Seals) and Moray Firth SAC (Bottlenose Dolphins).

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**Settlements – Development Boundaries with No Specific Policies or Proposals**

<p><b>Aberlemno</b></p>	<p>No Likely Effect</p>	<p><b>OUT</b></p>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>The River South Esk SAC lies around 5.7 km from the nearest part of the settlement with a potential link via Henwell Burn. No link or pathway from the parts of the village adjacent to the B9134.</p> <p>Given the distance to the River South Esk and scale and nature of opportunities within the development boundary the potential impact of development on the conservation interests of the Natura 2000 are considered to be minimal.</p> <p>Drainage via septic tank and soakaway or to local watercourse.</p>
<p><b>Airlie</b></p>	<p>No Likely Effect</p>	<p><b>OUT</b></p>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>Drainage via septic tank and soakaway or to local watercourse.</p> <p>Although the River Tay SAC lies 2.18km to the west of the development boundary there is no link or pathway via a connecting watercourse to the Natura 2000 site.</p>
<p><b>Arbirlot</b></p>	<p>No Likely Effect</p>	<p><b>OUT</b></p>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>Any proposed development in the development boundary will require connection to the existing public drainage network.</p>
<p><b>Auchmithie</b></p>	<p>No Likely Effect</p>	<p><b>OUT</b></p>	<p>Although the settlement is located close to the Angus Coast, given the lack of a direct link or pathway and limited opportunity for development there are considered to be no HRA implications affecting the conservation interests of the Isle of May SAC (Grey Seals) and Moray Firth SAC (Bottlenose Dolphins).</p> <p>Any proposed development in the development boundary will require connection to the existing public drainage network and septic tank.</p>
<p><b>Auchterhouse</b></p>	<p>No Likely Effect</p>	<p><b>OUT</b></p>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul>



			<p>The area is not served by the public drainage network. Development is dependent on private drainage arrangements with discharge to ground soakaway or local watercourse</p> <p>Although surface water run-off is likely to gravitate to the Dronley Burn which connects to the Dighty Water, the settlement is located around 20km from the Angus Coast. Given the location and limited scope for development included in the development boundary there are considered to be no HRA implications affecting the conservation interests of the Firth of Tay &amp; Eden Estuary SAC/SPA, Isle of May SAC (Grey Seals) and Moray Firth SAC (Bottlenose Dolphins).</p>
<p><b>Balgray</b></p>	<p>No Likely Effect</p>	<p><b>OUT</b></p>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>The area is not served by the public drainage network. Development is dependent on private drainage arrangements with discharge to ground soakaway or local watercourse.</p>
<p><b>Balhall</b></p>	<p>No Likely Effect</p>	<p><b>OUT</b></p>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>The area is partly served by the public septic tank. Development is dependent on private drainage arrangements with discharge to ground soakaway or local watercourse.</p>
<p><b>Balkeerie and Eassie</b></p>	<p>No Likely Effect</p>	<p><b>OUT</b></p>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>Any proposed development in the development boundary will require connection to the existing public drainage network serving the settlement.</p> <p>Surface water run-off will drain to the Balkeerie Burn which eventually connects (via the Camno and Commerton Burns to the Dean Water which is part of the River Tay SAC.</p> <p>The settlement lies around 4.2km south of the Natura 2000 site and there are not likely to be any HRA implications</p>
<p><b>Ballumbie</b></p>	<p>No Likely Effect</p>	<p><b>OUT</b></p>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p>

<ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>Surface water run-off is likely to gravitate to the Fithie Burn which feeds into the Dightly Water. Given the areas location some 6.4km from the Angus Coast at Monifieth there are considered to be no HRA implications affecting the conservation interests of the Firth of Tay &amp; Eden Estuary SAC/SPA, Isle of May SAC (Grey Seals) and Moray Firth SAC (Bottlenose Dolphins).</p> <p>Any proposed development will require connection to the existing public drainage network for transfer to the Hatton WTW.</p>			
<p>Development Boundary lies 95m north of the Little Pow watercourse which feeds directly into the Montrose Basin SPA. The Natura 2000 site lies around 360m east of Barnhead.</p> <p>Drainage within the settlement is by septic tank and soakaway. Although it is theoretically possible that soakaway discharge could gravitate to both Natura 2000 site via the Little Pow development opportunity within the settlement is so limited that there are considered to be no HRA implications affecting the conservation interests of the Montrose Basin SPA or roost or feeding areas in the area</p>	<b>OUT</b>	No Likely Effect	<b>Barnhead</b>
<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>Any further development in the development boundary will connect to the public drainage network for transfer to Hatton WWTW.</p>	<b>OUT</b>	No Likely Effect	<b>Birkhill / Muirhead</b>
<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>Bogindollo development boundary lies around 60m from the Lemno Burn which is part of the River South Esk SAC.</p> <p>Any proposed development in the development boundary will require connection to the existing WWTW serving Bogindollo.</p> <p>Given the very restricted opportunity for development within the settlement and requirement connection to the public drainage system there are not considered to be any HRA implications for the conservation interests of the Natura 2000 site.</p>	<b>OUT</b>	No Likely Effect	<b>Bogindollo</b>
<p>Policy which makes provision for change but where there is no</p>		No Likely	<b>Bowriefauld</b>

	<b>Effect</b>	<b>OUT</b>	<p>conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>Any proposed development in the development boundary will require connection to the existing public drainage network for transfer to Leitham WWTW</p>
<b>Braehead of Lunan</b>	<b>No Likely Effect</b>	<b>OUT</b>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>Drainage within the settlement is via a combination of communal and individual property septic tanks. Braehead of Lunan lies around 850m from the Angus Coastline and given the very limited scope for additional development there are considered to be no HRA implications affecting the conservation interests of the Moray Firth SAC (Bottlenose Dolphins).</p>
<b>Bridge of Dun</b>	<b>Likely Significant Effect</b>	<b>IN</b>	<p>Development boundary abuts the Montrose Basin SPA. Although the boundary lies around 75m north of the River South Esk SAC there is no apparent direct link or pathway.</p> <p>Drainage within the settlement is by septic tank and soakaway. Given the proximity of both Montrose Basin SPA and River South Esk SAC it is theoretically possible that soakaway discharge could gravitate to both Natura 2000 sites.</p> <p>Although the potential for development within the development boundary is extremely limited it is not possible at this stage to rule out HRA implications affecting the conservation interests of the Natura 2000s sites.</p>
<b>Bridgend of Leithnot</b>	<b>No Likely Effect</b>	<b>OUT</b>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>Development is dependent on private drainage arrangements with discharge to ground soakaway or local watercourse.</p>
<b>Bridgend of Lintrathen</b>	<b>No Likely Effect</b>	<b>OUT</b>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>The development boundary straddles the Melgam Water (outflow from the Loch of Lintrathen SPA) which becomes part of the River Tay SAC at its confluence with the Cromie Burn some 3.4km downstream</p>

			<p>from the Natura 2000 site</p> <p>Drainage within the settlement is by septic tank and soakaway/discharge to watercourse.</p> <p>As Bridgend of Leithnot lies downstream from the outflow from Loch of Lintrathen there is considered to be no functional link to the SPA.</p> <p>Given the limited opportunity for infill development within the development boundary and the distance from the River Tay SAC there are considered to be no HRA implications affecting the conservation interests of the Natura 2000 site.</p>
<p><b>Bridgefoot &amp; Strathmarine</b></p>	<p>No Likely Effect</p>	<p><b>OUT</b></p>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>Any proposed development on the site will require connection to the existing public drainage network for transfer to the Hatton WTW.</p> <p>Although surface-water run-off is likely to gravitate to the Dightly Water bisects the settlements they are located some 13.0km from the Angus Coast. Given the location and limited scope for development included in the development boundary there are considered to be no HRA implications affecting the conservation interests of the Firth of Tay &amp; Eden Estuary SAC/SPA, Isle of May SAC (Grey Seals) and Moray Firth SAC (Bottlenose Dolphins).</p>
<p><b>Bucklerheads</b></p>	<p>No Likely Effect</p>	<p><b>OUT</b></p>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>Any proposed development on the site will require connection to the existing public drainage network for transfer to the Hatton WTW.</p>
<p><b>Burnside of Duntrune</b></p>	<p>No Likely Effect</p>	<p><b>OUT</b></p>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>Drainage within the settlement is by septic tank and soakaway/discharge to watercourse.</p> <p>Surface water run-off is likely to gravitate to the Fithie Burn which feeds into the Dightly Water. Given the areas location some 7km from the Angus Coast at Monifieth there are considered to be no HRA</p>

			<p>implications affecting the conservation interests of the Firth of Tay &amp; Eden Estuary SAC/SPA, Isle of May SAC (Grey Seals) and Moray Firth SAC (Bottlenose Dolphins).</p>
<b>Charleston</b>	No Likely Effect	OUT	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>Any further development in the development boundary will connect to the public drainage network for transfer to Glamis WWTW.</p>
<b>Colliston</b>	No Likely Effect	OUT	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>Drainage within the settlement is by private drainage arrangements with discharge to soakaway/ watercourse.</p>
<b>Cortachy</b>	Likely Significant Effect	IN	<p>The development boundary for Cortachy abuts the southern boundary of the River South Esk SAC.</p> <p>Drainage within the settlement is by septic tank and soakaway/discharge to watercourse.</p> <p>Although development opportunity within the settlement is very limited, given the proximity to the River South Esk SAC it is not possible at this stage to rule out HRA implications affecting the conservation interests of the Natura 2000s site.</p>
<b>Craichie</b>	No Likely Effect	OUT	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>Any further development in the development boundary will connect to the public drainage network for transfer to Craichie WWTW.</p>
<b>Craigo</b>	No Likely Effect	OUT	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>Any further development in the development boundary will connect to the public drainage network for transfer to Craigo WWTW.</p>
<b>Craigton of Airlie</b>	No Likely Effect	OUT	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul>

			<p>Drainage via septic tank and soakaway or to local watercourse.</p> <p>Although the River Tay SAC lies 2.6 km to the south of the development boundary there is no link or pathway via a connecting watercourse to the Natura 2000 site.</p>
<b>Craigton of Monikie</b>	No Likely Effect	<b>OUT</b>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>Drainage within the settlement is by private drainage arrangements with discharge to soakaway/ watercourse.</p>
<b>Douglstown</b>	Likely Significant Effect	<b>IN</b>	<p>Douglstown is situated on the east bank of the Kerbet Water which is part of the River Tay SAC.</p> <p>Drainage within the settlement is by septic tank and soakaway/discharge to watercourse.</p> <p>Although development opportunity within the settlement is limited, given its proximity to the River Tay SAC and lack of public drainage system it is not possible at this stage to rule out HRA implications affecting the conservation interests of the Natura 2000s site.</p>
<b>Dunnichen</b>	No Likely Effect	<b>OUT</b>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>Drainage within the settlement is by private drainage arrangements with discharge to soakaway/ watercourse.</p>
<b>Dykehead</b>	No Likely Effect	<b>OUT</b>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>Drainage within the settlement is by a mix of public and private septic tanks with discharge to soakaway/ watercourse.</p> <p>The development boundary lies around 650m west of the River South Esk SAC. Although the land between Dykehead and the South Esk slope downhill towards the river given the limited additional development potential, limited connectivity to the distance to the SAC it is not considered likely that any development will have HRA implications for the conservation interests of the Natura 2000 site.</p>
<b>Eassie Muir</b>	Likely	<b>IN</b>	<p>Part of the development boundary is adjacent to the Eassie Burn which feeds into the Dean Water which is part of the River Tay SAC.</p>

	Significant Effect		<p>The boundary of the SAC lies around 450m north of Eassie Muir.</p> <p>Drainage within the settlement is by septic tank and soakaway/discharge to watercourse.</p> <p>Although development opportunity within the settlement is limited, given its proximity to the River Tay SAC and lack of public drainage system it is not possible at this stage to rule out HRA implications affecting the conservation interests of the Natura 2000s site.</p>
<b>Easithaven</b>	No Likely Effect	<b>OUT</b>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>Although the development boundary is adjacent to the Angus Coast given the limited development opportunity and lack of link or pathway there are considered to be no HRA implications affecting the conservation interests of the Isle of May SAC (Grey Seals) and Moray Firth SAC (Bottlenose Dolphins).</p> <p>Any proposed development within the settlement will connect to the public sewer network for transfer to the Hatton WWTW.</p>
<b>Farnell</b>	Likely Significant Effect	<b>IN</b>	<p>Development Boundary lies to north and south of the Pow Burn which is part of the River South Esk SAC.</p> <p>Drainage within the settlement is by septic tank and soakaway. Given the proximity of River South Esk SAC it is theoretically possible that soakaway discharge could gravitate to the Natura 2000 sites.</p> <p>Although the potential for development within the development boundary is extremely limited it is not possible at this stage to rule out HRA implications affecting the conservation interests of the Natura 2000s sites.</p>
<b>Fern</b>	No Likely Effect	<b>OUT</b>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>The development boundary lies around 1.4km north of the Noran water which forms part of the River South Esk SAC. There is however no functional link between the settlement and the SAC.</p> <p>Any proposed development within the settlement will require connection to the Fern WWTW.</p>
<b>Finavon</b>	Likely	<b>IN</b>	<p>Finavon development boundary lies between the Lemno Burn and</p>

		<b>Significant Effect</b>	<p>River South Esk which are both part of the River South Esk SAC.</p> <p>Drainage within the settlement is private drainage arrangements with discharge to soakaway/watercourse.</p> <p>Although the potential for development within the development boundary is extremely limited it is not possible at this stage to rule out HRA implications affecting the conservation interests of the Natura 2000 site.</p>
<b>Folda</b>	<b>No Likely Effect</b>	<b>OUT</b>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>The development boundary is adjacent to the River Isla which becomes part of the River Tay SAC some 17km downstream from the Natura 2000 site</p> <p>Drainage within the settlement is by septic tank and soakaway/discharge to watercourse.</p> <p>Given the limited opportunity for infill development within the development boundary and the distance from the River Tay SAC there are considered to be no HRA implications affecting the conservation interests of the Natura 2000 site.</p>
<b>Fowls Easter</b>	<b>No Likely Effect</b>	<b>OUT</b>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>Any further development on the site will connect to the public drainage network at Liff for transfer to Hatton WWTW.</p>
<b>Gateside</b>	<b>No Likely Effect</b>	<b>OUT</b>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>Drainage within the settlement is by septic tank and soakaway/discharge to watercourse.</p> <p>Although the development boundary lies around 600m from the Kerbet Water which is part of the River Tay SAC there is no functional link or watercourse linking the settlement and the SAC.</p>
<b>Glamis</b>	<b>No Likely Effect</b>	<b>OUT</b>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p>



			<ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>The development boundary includes the Glamis Burn which eventually feeds to the Dean Water which is part of the River Tay SAC. The settlement lies around 1.4km south of the Natura 2000 site there are not likely to be any HRA implications.</p> <p>Any proposed development on the site will connect to the existing public WWTW serving Glamis.</p> <p>Site GI : Opportunity – Dundee Road East has been assessed separately under the settlement specific policies and proposals section.</p>		
<b>Greystone</b>		No Likely Effect	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul>	<b>OUT</b>	
<b>Guthrie and Cotton of Guthrie</b>		No Likely Effect	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul>	<b>OUT</b>	
<b>Inchbare</b>		No Likely Effect	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul>	<b>OUT</b>	
<b>Inveraldie</b>		No Likely Effect	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>Any further development in the development boundary will connect to the public drainage network for transfer to Tealing WWTW.</p>	<b>OUT</b>	
<b>Inverarity</b>		No Likely Effect	<p>The development boundary is adjacent to the Kerbet Water which forms part of the River Tay SAC</p> <p>Drainage within the settlement is by public septic tank with discharge to local watercourse.</p> <p>Although located adjacent to the River Tay SAC development opportunity is so limited and drainage is required connection to the public network that it is not considered likely that there will be any HRA implications on the conservation interests of the Natura 2000 site.</p>	<b>OUT</b>	
<b>Inverkeilor</b>		No Likely Effect	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p>	<b>OUT</b>	

				<ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>Any further development in the development boundary will connect to the public drainage network for transfer to Hatton WWTW.</p>
<p><b>Kellas</b></p>	<p>No Likely Effect</p>	<p><b>OUT</b></p>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>Any proposed development in the settlement will require connection to the existing public drainage network for transfer to the Hatton WWTW.</p>	
<p><b>Kingsmuir</b></p>	<p>No Likely Effect</p>	<p><b>OUT</b></p>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>Any proposed development in the settlement will require connection to the existing public drainage network for transfer to Forfar WWTW.</p>	
<p><b>Kinnell</b></p>	<p>No Likely Effect</p>	<p><b>OUT</b></p>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul>	
<p><b>Kirkinch</b></p>	<p>No Likely Effect</p>	<p><b>OUT</b></p>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>Drainage within the settlement is by septic tank and soakaway/discharge to watercourse.</p> <p>The development boundary lies around 70 east of the Kirkinch Burn which eventually feeds (via the Camno and Commerton Burns) to the Dean Water which is part of the River Tay SAC. The site lies around 7km south of the Natura 2000 site there are not likely to be any HRA implications.</p>	
<p><b>Kirkton of Auchterhouse</b></p>	<p>No Likely Effect</p>	<p><b>OUT</b></p>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>Any further development within the Development Boundary will require connection to the existing public drainage network serving the settlement.</p>	

<p><b>Kirkton of Craig</b></p>	<p>No Likely Effect</p>	<p><b>OUT</b></p>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>Drainage within the settlement is by septic tank and soakaway/discharge to watercourse.</p> <p>Although Montrose basin SPA lies around 560m to the north there is no functional link or watercourse connecting the development boundary and Natura 2000 site.</p>
<p><b>Kirkton of Glenisla</b></p>	<p>No Likely Effect</p>	<p><b>OUT</b></p>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>The development boundary is adjacent to the River Isla which becomes part of the River Tay SAC some 12km downstream from the Natura 2000 site</p> <p>Drainage within the settlement is by septic tank and soakaway/discharge to watercourse.</p> <p>Given the limited opportunity for infill development within the development boundary and the distance from the River Tay SAC there are considered to be no HRA implications affecting the conservation interests of the Natura 2000 site.</p>
<p><b>Kirkton of Kingoldrum</b></p>	<p>No Likely Effect</p>	<p><b>OUT</b></p>	<p>The development boundary includes the Cromie Burn which becomes part of the River Tay SAC some 1.3km downstream from Kirkton of Kingoldrum. Although the development boundary lies around 1.5km south east of Loch of Kinnordy SPA there is no functional link or watercourse with the Natura 2000 site.</p> <p>Drainage within the development boundary is provided by two public septic tanks which have some additional capacity. Any further development within the Development Boundary will require connection to the existing public drainage network serving the settlement.</p> <p>Given the limited opportunity for infill development within the development boundary, the requirement connection to the public drainage network and distance from the River Tay SAC there are considered to be no HRA implications affecting the conservation interests of the Natura 2000 site.</p>
<p><b>Kirkton of Kinnettles</b></p>	<p>Likely</p>	<p><b>IN</b></p>	<p>Kinnettles is situated on the east bank of the Kerbet Water which is part of the River Tay SAC.</p>

	<b>Significant Effect</b>		<p>Drainage within the settlement is by septic tank and soakaway/discharge to watercourse.</p> <p>Although development opportunity within the settlement is limited, given its proximity to the River Tay SAC and lack of public drainage system it is not possible at this stage to rule out HRA implications affecting the conservation interests of the Natura 2000s site.</p>
<b>Kirkton of Menmuir</b>	<b>No Likely Effect</b>	<b>OUT</b>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>The area is not served by the public drainage network. Development is dependent on private drainage arrangements with discharge to ground soakaway or local watercourse.</p>
<b>Kirkton of Tealing</b>	<b>No Likely Effect</b>	<b>OUT</b>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>The area is not served by the public drainage network. Development is dependent on private drainage arrangements with discharge to ground soakaway or local watercourse.</p>
<b>Letham Grange</b>	<b>No Likely Effect</b>	<b>OUT</b>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>Any further development in the development boundary will require connection to the public drainage network for transfer to the Letham Grange WWTW.</p>
<b>Leysmill</b>	<b>No Likely Effect</b>	<b>OUT</b>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>The area is not served by the public drainage network. Development is dependent on private drainage arrangements with discharge to ground soakaway or local watercourse.</p>
<b>Liff</b>	<b>No Likely Effect</b>	<b>OUT</b>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>Any further development on the site will connect to the public</p>

				drainage network at Liff for transfer to Hatton WWTW.
<b>Lunanhead</b>	No Likely Effect	<b>OUT</b>	Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to : <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> Any further development in Lunanhead will require connection to the public drainage network for transfer to Forfar WWTW.	
<b>Lundie</b>	No Likely Effect	<b>OUT</b>	Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to : <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> The area is not served by the public drainage network. Development is dependent on private drainage arrangements with discharge to ground soakaway or local watercourse.	
<b>Maryton</b>	No Likely Effect	<b>OUT</b>	Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to : <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> The development boundary lies around 420m west of the Gairie Burn which eventually feeds (via the Ballindarg Burn) to the Dean Water which is part of the River Tay SAC. However as the settlement is around 4.3km from the Natura 2000 site and the opportunity for infill development is very limited there are not likely to be any HRA implications. Any proposed development on the site will connect to the existing public WWTW serving Kirremuir.	
<b>Marywell</b>	No Likely Effect	<b>OUT</b>	Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to : <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> Any proposed development in the development boundary will require connection to the existing public drainage network for Transfer to the Hatton WWTW.	
<b>Memus</b>	No Likely Effect	<b>OUT</b>	The development boundary for Memus straddles White Burn which feeds into the River South Esk SAC. The boundary of the SAC lies around 1.1 km south of Memus Drainage within the settlement is by public septic tank and soakaway or discharge to watercourse. Given the limited development opportunity within the settlement, the	

				<p>distance to the River South Esk SAC and public drainage system there are not likely to be any HRA implications affecting the conservation interests of the Natura 2000 site.</p>
<p><b>Milton of Ogilvie</b></p>	<p>No Likely Effect</p>	<p><b>OUT</b></p>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>• there is no link or pathway with the qualifying interests.</li> </ul> <p>Drainage within the settlement is by private drainage arrangements with discharge to soakaway/ watercourse.</p>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>• there is no link or pathway with the qualifying interests.</li> </ul> <p>Any further development in the development boundary will require connection to the public drainage network for transfer to Monikie WWTW.</p>
<p><b>Monikie</b></p>	<p>No Likely Effect</p>	<p><b>OUT</b></p>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>• there is no link or pathway with the qualifying interests.</li> </ul>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>• there is no link or pathway with the qualifying interests.</li> </ul> <p>Any further development in the development boundary will require connection to the public drainage network for transfer to Muirdrum WWTW.</p>
<p><b>Muirdrum</b></p>	<p>No Likely Effect</p>	<p><b>OUT</b></p>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>• there is no link or pathway with the qualifying interests.</li> </ul>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>• there is no link or pathway with the qualifying interests.</li> </ul> <p>Any further development in the development boundary will require connection to the public drainage network for transfer to Muirdrum WWTW.</p>
<p><b>Murroes</b></p>	<p>No Likely Effect</p>	<p><b>OUT</b></p>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>• there is no link or pathway with the qualifying interests.</li> </ul> <p>Drainage within the settlement is by septic tank and soakaway/discharge to watercourse.</p>	<p>Surface water run-off is likely to gravitate to the Murroes Burn which feeds into the Dighty Water. Given the areas location around 7km from the Angus Coast at Monifieth there are considered to be no HRA implications affecting the conservation interests of the Firth of Tay &amp; Eden Estuary SAC/SPA, Isle of May SAC (Grey Seals) and Moray Firth SAC (Bottlenose Dolphins).</p>
<p><b>Newbigging (by Carnoustie)</b></p>	<p>No Likely Effect</p>	<p><b>OUT</b></p>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>• there is no link or pathway with the qualifying interests.</li> </ul>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>• there is no link or pathway with the qualifying interests.</li> </ul> <p>Any further development in the development boundary will require</p>

				connection to the public drainage network for transfer to Newbigging WWTW.
<b>Newbigging (by Tealing)</b>	No Likely Effect	<b>OUT</b>	Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to : <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> The area is not served by the public drainage network. Development is dependent on private drainage arrangements with discharge to ground soakaway or local watercourse.	
<b>North Craigo</b>	No Likely Effect	<b>OUT</b>	Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to : <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul>	
<b>North Dronley</b>	No Likely Effect	<b>OUT</b>	Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to : <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> Any further development in the development boundary will require connection to the public drainage network at Muirhead for transfer to Hatton WWTW.	
<b>Oathlaw</b>	No Likely Effect	<b>OUT</b>	Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to : <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> The area is not served by the public drainage network. Development is dependent on private drainage arrangements with discharge to ground soakaway or local watercourse. Although the development boundary lies around 465m north west and 965m south west of the River South Esk SAC there is no functional or watercourse link to the Natura 2000 site. There are not likely to be any HRA implications for the conservation interests of the site.	
<b>Padanaram</b>	No Likely Effect	<b>OUT</b>	Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to : <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> Any further development in the development boundary will require connection to the public drainage network for transfer to Forfar WWTW. The settlement lies around 2.1 km south west of the River South Esk SAC and 1.4km north of the River Tay SAC at the outflow of the Dean Water	

<p>from Forfar Loch. There is however no obvious functional or watercourse link between the settlement and the Natura 2000 site. There are not likely to be any HRA implications for the conservation interests of either site.</p>			<p><b>Panbride</b></p>
<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>Although the development boundary is around 900m from the Angus Coast given the limited development opportunity and lack of functional or watercourse link there are considered to be no HRA implications affecting the conservation interests of the Isle of May SAC (Grey Seals) and Moray Firth SAC. (Bottlenose Dolphins). Drainage within the settlement is by septic tank and soakaway/discharge to watercourse.</p>	<p><b>OUT</b></p>	<p>No Likely Effect</p>	
<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>Any further development on the site will connect to the public drainage network at Liff for transfer to Hatton WWTW.</p>	<p><b>OUT</b></p>	<p>No Likely Effect</p>	<p><b>Piperdam</b></p>
<p>Prosen Village development boundary is bisected by the Burn of Inchmill which forms part of the River South Esk SAC. Drainage within the settlement is by septic tank and soakaway/discharge to watercourse. Although development opportunity within the settlement is limited, given its proximity to the River South Esk SAC and lack of public drainage system it is not possible at this stage to rule out HRA implications affecting the conservation interests of the Natura 2000 site.</p>	<p><b>IN</b></p>	<p>Likely Significant Effect</p>	<p><b>Prosen Village</b></p>
<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul>	<p><b>OUT</b></p>	<p>No Likely Effect</p>	<p><b>Redford</b></p>
<p>Ruthven development boundary is bisected by the River Isla which forms part of the River Tay SAC. Drainage within the settlement is by private septic tank and soakaway/discharge to watercourse.</p>	<p><b>IN</b></p>	<p>Likely Significant Effect</p>	<p><b>Ruthven</b></p>



			<p>Although development opportunity within the settlement is limited, given its proximity to the River Tay SAC and lack of public drainage system it is not possible at this stage to rule out HRA implications affecting the conservation interests of the Natura 2000 site.</p>
<p><b>South Kingennie</b></p>	<p>No Likely Effect</p>	<p><b>OUT</b></p>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>Drainage within the settlement is by septic tank and soakaway/discharge to watercourse.</p> <p>There is no functional or watercourse connection to the Angus Coast.</p>
<p><b>Strathmarline Hospital</b></p>	<p>No Likely Effect</p>	<p><b>OUT</b></p>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>Any proposed development on the site will require connection to the existing public drainage network for transfer to the Hatton WTW.</p> <p>Although surface water run-off is likely to gravitate to the Dighty Water which lies around 400m south of the site, given the areas location some 12.5km from the Angus Coast there are considered to be no HRA implications affecting the conservation interests of the Firth of Tay &amp; Eden Estuary SAC/SPA, Isle of May SAC (Grey Seals) and Moray Firth SAC (Bottlenose Dolphins).</p>
<p><b>Tannadice</b></p>	<p>Likely Significant Effect</p>	<p><b>IN</b></p>	<p>The development boundary for Tannadice abuts the northern boundary of the River South Esk SAC.</p> <p>Additional development within the development boundary will require connection to the public drainage network and Tannadice WWTW.</p> <p>Although development opportunity within the settlement is very limited, given the proximity to the River South Esk SAC it is not possible at this stage to rule out HRA implications affecting the conservation interests of the Natura 2000s site.</p>
<p><b>Tarfside</b></p>	<p>No Likely Effect</p>	<p><b>OUT</b></p>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>The development boundary for Tarfside lies around 2km from the Cairngorms Massif SPA. Given the distance and the very limited opportunity for development there are not likely to be any adverse impacts on the conservation interests of the Natura 2000 site (Golden</p>

				Eagles).
<b>Tealing</b>	No Likely Effect	<b>OUT</b>	Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to : <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> The area is not served by the public drainage network. Development is dependent on private drainage arrangements with discharge to ground soakaway or local watercourse.	
<b>Tigerton</b>	No Likely Effect	<b>OUT</b>	Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to : <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> The area is not served by the public drainage network. Development is dependent on private drainage arrangements with discharge to ground soakaway or local watercourse.	
<b>Trinity</b>	No Likely Effect	<b>OUT</b>	Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to : <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> Any proposed development in the settlement will require connection to the existing public drainage network for transfer to the Brechin WTW.	
<b>Wellbank</b>	No Likely Effect	<b>OUT</b>	Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to : <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> Any proposed development in the settlement will require connection to the existing public drainage network for transfer to the Hatton WTW.	
<b>Westhall Terrace</b>	No Likely Effect	<b>OUT</b>	Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to : <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> The area is not served by the public drainage network. Development is dependent on private drainage arrangements with discharge to ground soakaway or local watercourse	
<b>Westmuir</b>	No Likely Effect	<b>OUT</b>	Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to : <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul>	

			<p>Any proposed development within Westmuir will require connection to the existing WWTW serving Kirriemuir.</p> <p>Westmuir lies around 7.9km north of the River Tay SAC and 880m south of the Loch of Kinnordy SPA. There is no functional link or watercourse connection with Loch of Kinnordy.</p> <p>Surface water drainage/run-off could connect to the Dairsie Burn which feeds (via the Rounly and Ballindarg Burns) to the Dean Water which is part of the River Tay SAC. However as the development boundary is around 7.9km from the Natura 2000 site there are not likely to be any HRA implications.</p>
<p><b>Whigstreet</b></p>	<p>No Likely Effect</p>	<p><b>OUT</b></p>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>Drainage within the settlement is by private drainage arrangements with discharge to soakaway/ watercourse.</p>
<p><b>Woodville</b></p>	<p>No Likely Effect</p>	<p><b>OUT</b></p>	<p>Policy which makes provision for change but where there is no conceivable link to or effect on a European Site due to :</p> <ul style="list-style-type: none"> <li>there is no link or pathway with the qualifying interests.</li> </ul> <p>Drainage within the settlement is by private drainage arrangements with discharge to ground soakaway or local watercourse.</p>

## Appendix 4 : Appropriate Assessment

General Policies:

### **Policy TC12 – Freight Facilities**

#### **European Site(s) Affected**

##### **Moray Firth SAC**

Qualifying Species:

Bottlenose Dolphin

Conservation Objectives:

To avoid deterioration of the habitats of the qualifying species or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features.

##### **Montrose Basin SPA**

Qualifying Species

Dunlin, Eider\*, Greylag goose, Knot, Oystercatcher\*, Pink-footed goose, Redshank, Shelduck, Wigeon\*, Waterfowl assemblage.

(\* assemblage qualifier only)

Conservation Objectives

To avoid deterioration of the habitats of the qualifying species or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained; and

To ensure for the qualifying species that the following are maintained in the long term:

- Population of the species as a viable component of the site
- Distribution of the species within site
- Distribution and extent of habitats supporting the species
- Structure, function and supporting processes of habitats supporting the species
- No significant disturbance of the species

##### **River South Esk SAC**

Qualifying Species

Atlantic salmon, Freshwater pearl mussel.

Conservation Objectives

To avoid deterioration of the habitats of the qualifying species or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features; and

To ensure for the qualifying species that the following are maintained in the long term:

- Population of the species, including range of genetic types for salmon, as a viable component of the site
- Distribution of the species within site
- Distribution and extent of habitats supporting the species
- Structure, function and supporting processes of habitats supporting the species
- No significant disturbance of the species
- Distribution and viability of freshwater pearl mussel host species

- Structure, function and supporting processes of habitats supporting freshwater pearl mussel host species

### **Implications for the Qualifying Interests of the European site(s) in light of the Conservation Objectives:**

This policy was screened in for appropriate assessment because during the screening process it was identified that the policy steers freight related development to Montrose Port. It is not possible to rule out the risk of likely significant effects on the conservation interests of the European Sites identified.

Montrose Port has permitted development rights for port related development. The designated port area is land based only with little space available for expansion. There are no plans or proposals to extend the area through land reclamation. Most of the potential forms of development and related activity at Montrose Port are covered by the permitted development rights.

Activity at Montrose Port has the potential to affect the Conservation Interests of the Moray Firth SAC, Montrose Basin SPA and River South Esk SAC. This is most likely to occur as a result of pollution or disturbance during construction at and/or operational activity.

Bottlenose dolphins which frequent the coast of Angus down to the Tay Estuary are part of the Moray Firth SAC population. The species are vulnerable to land reclamation and development along the coastline and any activity which could affect the quality of water. The potential impacts from this policy relate to port related development, in particular piling activity, and operational activity which have the potential to cause significant disturbance and/or effect water quality which may affect the distribution and movement of species along the Angus coastline.

Given the proximity of Montrose Port to Montrose Basin it is possible that port related development and operational activity could result in:

- changes in water quality from pollution which could affect the integrity of the habitat of the qualifying species

### **Mitigation Measures applied to remove adverse effects on site integrity:**

As a result of ongoing consultation with SNH it is recommended that the following policy caveat is added to Policy TC12 – Freight Facilities:

*“Development proposals at Montrose Port should not result in adverse impacts, either alone or in combination with other proposals or projects, on the integrity of any European designated site.”*

Additional safeguards are provided through application of Policy PV4 – Sites Designated for Natural Heritage Value and PV5 – Protected Species.

Other policy measures within the Proposed ALDP which provide secondary safeguards against the impacts of development include:

Policy PV14 – Water Quality sets out that development proposals will be assessed against the Scotland River Basin Management Plan and associated Area Management Plans to ensure that the water environment is maintained or enhanced.  
Policy PV15 – Drainage infrastructure requires all development proposals within development boundaries to connect to available public sewer and drainage infrastructure and provide SUDs to accommodate surface water drainage.

### **Can it be concluded that the aspect of the Plan would have no adverse effect on the integrity of a European site:**

Given the separation of Montrose Port from the River South Esk SAC and the nature of its qualifying species and conservation objective, it is concluded that activity at Montrose Port is not likely to have an adverse effect on the sites integrity.

As a result of the proposed mitigation it is concluded that there will no adverse effects on the integrity of the Moray Firth SAC and Montrose Basin SPA.

## Policy PV16 – Coastal Planning

### European Site(s) Affected

#### **Montrose Basin SPA**

##### Qualifying Species

Dunlin, Eider\*, Greylag goose, Knot, Oystercatcher\*, Pink-footed goose, Redshank, Shelduck, Wigeon\*, Waterfowl assemblage.

(\* assemblage qualifier only)

##### Conservation Objectives

To avoid deterioration of the habitats of the qualifying species or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained; and

To ensure for the qualifying species that the following are maintained in the long term:

- Population of the species as a viable component of the site
- Distribution of the species within site
- Distribution and extent of habitats supporting the species
- Structure, function and supporting processes of habitats supporting the species
- No significant disturbance of the species

#### **River South Esk SAC**

##### Qualifying Species

Atlantic salmon, Freshwater pearl mussel

##### Conservation Objectives

To avoid deterioration of the habitats of the qualifying species or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features; and

To ensure for the qualifying species that the following are maintained in the long term:

- Population of the species, including range of genetic types for salmon, as a viable component of the site
- Distribution of the species within site
- Distribution and extent of habitats supporting the species
- Structure, function and supporting processes of habitats supporting the species
- No significant disturbance of the species
- Distribution and viability of freshwater pearl mussel host species
- Structure, function and supporting processes of habitats supporting freshwater pearl mussel host species

#### **Barry Links SAC**

##### Qualifying Habitats

Coastal dune heathland; Shifting dunes; Dune grassland; Humid dune slacks; Shifting dunes with marram

##### Conservation Objectives

To avoid deterioration of the qualifying habitats thus ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features; and

To ensure for the qualifying habitats that the following are maintained in the long term:

- Extent of the habitat on the site

- Distribution of the habitat on the site
- Structure and function of the habitat
- Processes supporting the habitat
- Distribution of typical species of the habitat
- Viability of typical species as components of the habitat
- No significant disturbance of typical species of the habitat

#### **Moray Firth SAC**

##### Qualifying Species:

Bottlenose Dolphin

##### Conservation Objectives:

To avoid deterioration of the habitats of the qualifying species or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features.

#### **Firth of Tay & Eden Estuary SAC/SPA**

##### Qualifying Habitats

Estuaries; Intertidal mudflats and sandflats; Subtidal sandbanks

##### Conservation Objectives

To avoid deterioration of the qualifying habitats thus ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features; and

To ensure for the qualifying habitats that the following are maintained in the long term:

- Extent of the habitat on the site
- Distribution of the habitat on the site
- Structure and function of the habitat
- Processes supporting the habitat
- Distribution of typical species of the habitat
- Viability of typical species as components of the habitat
- No significant disturbance of typical species of the habitat

##### Qualifying Species

Common seal

##### Conservation Objectives

To avoid deterioration of the habitats of the qualifying species or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features; and

To ensure for the qualifying species that the following are maintained in the long term:

- Population of the species as a viable component of the site
- Distribution of the species within site
- Distribution and extent of habitats supporting the species
- Structure, function and supporting processes of the habitat supporting the species
- No significant disturbance of the species

#### **Isle of May SAC**

##### Qualifying Habitat

Reefs

### Conservation Objectives

To avoid deterioration of the qualifying habitat thus ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features; and

To ensure for the qualifying habitat that the following are maintained in the long term:

- Extent of the habitat on site
- Distribution of the habitat within site
- Structure and function of the habitat
- Processes supporting the habitat
- Distribution of typical species of the habitat
- Viability of typical species as components of the habitat
- No significant disturbance of typical species of the habitat

### Qualifying Species

Grey seal

### Conservation Objectives

To avoid deterioration of the habitats of the qualifying species or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features; and

To ensure for the qualifying species that the following are maintained in the long term:

- Population of the species as a viable component of the site
- Distribution of the species within site
- Distribution and extent of habitats supporting the species
- Structure, function and supporting processes of habitats supporting the species.
- No significant disturbance of the species

### **Implications for the Qualifying Interests of the European site(s) in light of the Conservation Objectives:**

This policy is designed to assess development proposals for their impact on the Angus coastline. Development is generally directed to developed coastline within existing development boundaries. However there is potential risk of likely significant effect on the qualifying species and conservation objectives of the following European Sites:

- Montrose Basin SPA
- Moray Firth SAC
- Firth of Tay & Eden Estuary SAC/SPA
- Isle of May SAC

Potential impacts on the conservation interests of any of these sites will require to be assessed on a case by case basis. As the policy is reactive to development proposals coming forward rather than promoting development it is not possible to identify the nature, scale or location of any proposal.

### **Mitigation Measures applied to remove adverse effects on site integrity:**

As a result of ongoing consultation with SNH it is recommended that the following policy caveat is added to Policy PV16 – Coastal Development

*“Development proposals should not result in adverse impacts, either alone or in combination with other proposals or projects, on the integrity of any European designated site.”*



Additional safeguards are provided through application of Policy PV4 – Sites Designated for Natural Heritage Value and PV5 – Protected Species.

Other policy measures within the Proposed ALDP which provide secondary safeguards against the impacts of development include: Policy PV14 – Water Quality and Policy PV15 – Drainage Infrastructure. Detail provided under Policy TC12 – Freight Facilities above.

**Can it be concluded that the aspect of the Plan would have no adverse effect on the integrity of a European site:**

As a result of the proposed mitigation it is concluded that there will no adverse effects on the integrity of the Montrose Basin SPA, Moray Firth SAC, Firth of Tay and Eden Estuary SAC/SPA and Isle of May SAC.

Settlement Policies, Proposals and Land Allocations

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**B1: Housing – Dubton Farm**

**European Site(s) Affected**

**River South Esk SAC**

Qualifying Species

Atlantic salmon; Freshwater pearl mussel

Conservation Objectives

To avoid deterioration of the habitats of the qualifying species or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features; and  
To ensure for the qualifying species that the following are maintained in the long term:

- Population of the species, including range of genetic types for salmon, as a viable component of the site
- Distribution of the species within site
- Distribution and extent of habitats supporting the species
- Structure, function and supporting processes of habitats supporting the species
- No significant disturbance of the species
- Distribution and viability of freshwater pearl mussel host species
- Structure, function and supporting processes of habitats supporting freshwater pearl mussel host species

**Implications for the Qualifying Interests of the European site(s) in light of the Conservation Objectives:**

Potential for surface water run-off during construction phases of development to affect the conservation interests of the River South Esk. Both the Atlantic Salmon and Freshwater Pearl Mussel are vulnerable to development and activities which could affect the quality of the waters of the River South Esk SAC.

There is the risk that surface water run off during construction phases of the site could affect the South Esk via the Skinners Burn. This indirect impact from construction activity could adversely affect water quality, including potential siltation.

### **Mitigation Measures applied to remove adverse effects on site integrity:**

As a result of ongoing consultation with SNH it is recommended that the following policy caveat is added to Policy B1 Housing – Dubton Farm.

"Development proposals should not result in adverse impacts, either alone or in combination with other proposals or projects, on the integrity of the River South Esk SAC."

Additional safeguards are provided through application of Policy PV4 – Sites Designated for Natural Heritage Value and PV5 – Protected Species.

Other policy measures within the Proposed ALDP which provide secondary safeguards against the impacts of development include: Policy PV14 – Water Quality and Policy PV15 – Drainage Infrastructure. Detail provided under Policy TC12 – Freight Facilities above.

To ensure no significant effect on the water quality and conservation interests of the River South Esk SAC during construction phases it is also recommended that future revision and updating of the approved Development Brief should reflect the potential impact on the River South Esk SAC from surface water run-off during the construction phases of development and include a requirement for a Construction Method Statement to be submitted and agreed as part of the planning application process.

### **Can it be concluded that the aspect of the Plan would have no adverse effect on the integrity of a European site:**

As a result of the proposed mitigation it is concluded that there will no adverse effects on the integrity of the River South Esk SAC.

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## **F4 Housing – Westfield**

### **European Site(s) Affected**

#### **River Tay SAC**

##### **Qualifying Habitats**

Clear-water lakes or lochs with aquatic vegetation and poor to moderate nutrient levels

##### **Conservation Objectives**

To avoid deterioration of the qualifying habitats thus ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features; and

To ensure for the qualifying habitats that the following are maintained in the long term:

- Extent of the habitat on the site
- Distribution of the habitat on the site
- Structure and function of the habitat
- Processes supporting the habitat
- Distribution of typical species of the habitat
- Viability of typical species as components of the habitat
- No significant disturbance of typical species of the habitat

##### **Qualifying Species**

Atlantic salmon; Brook lamprey; Otter; River lamprey; Sea lamprey

### Conservation Objectives

To avoid deterioration of the habitats of the qualifying species or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features; and To ensure for the qualifying species that the following are maintained in the long term:

- Population of the species, including range of genetic types for salmon, as a viable component of the site
- Distribution of the species within site
- Distribution and extent of habitats supporting the species
- Structure, function and supporting processes of the habitat supporting the species
- No significant disturbance of the species

### Implications for the Qualifying Interests of the European site(s) in light of the Conservation Objectives:

The policy allocates 38.8ha of land for residential development to the west of Westfield Loan adjacent to the current developed edge of Forfar. The policy also safeguards additional land to the west for potential further residential development in the period beyond 2026. This land lies outwith the proposed development boundary for Forfar.

### Allocated Site:

The allocated site lies between 760m and around 1800m south east of the Dean Water which is part of the River Tay SAC. The Dean Water is the outflow from Forfar Loch which is around 650m north of the nearest part of the site. Although the site lies to the south of Glamis Road and the Orchardbank Industrial Estate lies between the site and Forfar Loch the land slopes generally south to north towards Forfar Loch. Although surface water drainage from parts of the site gravitate towards small watercourses/drainage ditches which lead to Forfar Loch any potential effects are likely to be minimal due to distance from the SAC and the dilution effects of Forfar Loch.

Any proposed development on the site will connect to the Forfar WWTW.

### Safeguarded Land:

The safeguarded land delineated on the Forfar Proposals Map lies between 760m and around 1700m south of the Dean Water which is part of the River Tay SAC. The Dean Water is the outflow from Forfar Loch which is around 650m north of the nearest part of the site. Although the site lies to the south of Glamis Road and the Orchardbank Industrial Estate lies between the site and Forfar Loch the land slopes generally south to north towards Forfar Loch. Surface water drainage from the site gravitates towards small watercourses which lead both to Forfar Loch and directly to the Dean Water.

At this stage in the HRA process given the more direct link to watercourses leading to Forfar Loch there is potential risk of likely significant effect from surface water run-off during the construction phase of development on the conservation interests of the River Tay SAC.

Any proposed development on the site will connect to the Forfar WWTW.

### Mitigation Measures applied to remove adverse effects on site integrity:

As a result of ongoing consultation with SNH it is recommended that the following policy caveat is added to Policy F4 Housing – Westfield (Safeguarded site) “Development proposals should not result in adverse impacts, either alone or in combination with other proposals or projects, on the integrity of the River Tay SAC.”

Additional safeguards are provided through application of Policy PV4 – Sites Designated for Natural Heritage Value and PV5 – Protected Species.

Other policy measures within the Proposed ALDP which provide secondary safeguards against the impacts of development include: Policy PV14 – Water Quality and Policy PV15 – Drainage Infrastructure. Detail provided under Policy TC12 – Freight Facilities above.

**Can it be concluded that the aspect of the Plan would have no adverse effect on the integrity of a European site:**

As a result of the proposed mitigation it is concluded that there will be no adverse effects on the integrity of the River Tay SAC.

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**F9 Working – Orchardbank**

**European Site(s) Affected**

**River Tay SAC**

Qualifying Habitats

Clear-water lakes or lochs with aquatic vegetation and poor to moderate nutrient levels  
Conservation Objectives

To avoid deterioration of the qualifying habitats thus ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features; and  
To ensure for the qualifying habitats that the following are maintained in the long term:

- Extent of the habitat on the site
- Distribution of the habitat on the site
- Structure and function of the habitat
- Processes supporting the habitat
- Distribution of typical species of the habitat
- Viability of typical species as components of the habitat
- No significant disturbance of typical species of the habitat

Qualifying Species

Atlantic salmon; Brook lamprey; Otter; River lamprey; Sea lamprey

Conservation Objectives

To avoid deterioration of the habitats of the qualifying species or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features; and  
To ensure for the qualifying species that the following are maintained in the long term:

- Population of the species, including range of genetic types for salmon, as a viable component of the site
- Distribution of the species within site
- Distribution and extent of habitats supporting the species
- Structure, function and supporting processes of the habitat supporting the species
- No significant disturbance of the species

**Implications for the Qualifying Interests of the European site(s) in light of the Conservation Objectives:**

Policy which makes provision for change but has already been granted planning permission in principle (July 2004). The site is already partially developed.

The site lies in close proximity to the south east of the Dean Water which is part of the River Tay SAC. The Dean Water is the outflow from Forfar Loch which is around 110m north of the nearest part of the site. Surface water drainage from the site gravitates towards small watercourses which lead to Forfar Loch. These water courses enter Forfar Loch around 85m and 310m from the Dean Water outflow.

At this stage in the HRA process it is not possible to rule out the risk of likely significant effect from surface water run-off during the construction phase of development on the conservation interests of the River Tay SAC.

Any proposed development on the site will connect to the trunk sewer for transfer to the Forfar WWTW.

**Mitigation Measures applied to remove adverse effects on site integrity:**

As a result of ongoing consultation with SNH it is recommended that the following policy caveat is added to Policy F9 Working - Orchardbank

*“Development proposals should not result in adverse impacts, either alone or in combination with other proposals or projects, on the integrity of any European designated site.”*

Additional safeguards are provided through application of Policy PV4 – Sites Designated for Natural Heritage Value and PV5 – Protected Species.

Other policy measures within the Proposed ALDP which provide secondary safeguards against the impacts of development include: Policy PV14 – Water Quality and Policy PV15 – Drainage Infrastructure. Detail provided under Policy TC12 – Freight Facilities above.

**Can it be concluded that the aspect of the Plan would have no adverse effect on the integrity of a European site:**

As a result of the proposed mitigation it is concluded that there will no adverse effects on the integrity of the River South Tay SAC.

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**M1: Housing – Brechin Road**

**European Site(s) Affected**

**Montrose Basin SPA**

**Qualifying Species**

Dunlin, Eider\*, Greylag goose, Knot, Oystercatcher\*, Pink-footed goose, Redshank, Shelduck, Wigeon\*, Waterfowl assemblage. (\*assemblage qualifier only)

**Conservation Objectives**

To avoid deterioration of the habitats of the qualifying species or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained; and

To ensure for the qualifying species that the following are maintained in the long term:

- Population of the species as a viable component of the site
- Distribution of the species within site
- Distribution and extent of habitats supporting the species
- Structure, function and supporting processes of habitats supporting the species
- No significant disturbance of the species

### **Implications for the Qualifying Interests of the European site(s) in light of the Conservation Objectives:**

Potential for surface water run-off during the construction phases of development to enter Montrose Basin SPA via the Tayock Burn and affect the conservation interest of the Natura 2000 site.

There is the risk that surface water run-off could affect water quality in Montrose Basin and affect the habitat and species conservation interests.

WWT Goose data on SNH GIS records indicate that geese, probably from the Montrose Basin forage in the general area to the north of Montrose Basin including the land covered by the existing land allocation which it is proposed to continue in the Angus LDP. Evidence suggests that geese forage in the area early in the Season before wildfowling/shooting season commences when foraging activity is much reduced.

It is clear that there is connectivity between the proposed land allocation and the conservation interests of the Montrose Basin and that there is a Likely Significant Effect from loss of foraging. However from the available information in discussion with SNH it is concluded that development of the site would not have an adverse effect on the integrity of Montrose Basin SPA as:

- although there is no exact measure of the foraging areas available to Grey Geese at Montrose Basin, they routinely travel up to 20km from their roost to foraging sites.
- the loss of foraging from development will be permanent but will be a small element of the extent of total foraging available;
- the use of land in the area is already constrained by licensed shooting/wildfowling activity ;
- disturbance of geese during construction activity will be temporary

### **Mitigation Measures applied to remove adverse effects on site integrity:**

As a result of ongoing consultation with SNH it is recommended that the following policy caveat is added to Policy M6 Working – Montrose Port.

*"Development proposals should not result in adverse impacts, either alone or in combination with other proposals or projects, on the integrity of any European designated site."*

Additional safeguards are provided through application of Policy PV4 – Sites Designated for Natural Heritage Value and PV5 – Protected Species.

Other policy measures within the Proposed ALDP which provide secondary safeguards against the impacts of development include: Policy PV14 – Water Quality and Policy PV15 – Drainage Infrastructure. Detail provided under Policy TC12 – Freight Facilities above.

### **Can it be concluded that the aspect of the Plan would have no adverse effect on the integrity of a European site:**

As a result of the proposed mitigation it is concluded that there will no adverse effects on the integrity of the Montrose Basin SPA and any other European designated site.

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**M6 Working - Montrose Port**

**European Site(s) Affected**

Montrose Basin SPA

### Qualifying Species

Dunlin, Eider\*, Greylag goose, Knot, Oystercatcher\*, Pink-footed goose, Redshank, Shelduck, Wigeon\*, Waterfowl assemblage. (\* assemblage qualifier only)

### Conservation Objectives

To avoid deterioration of the habitats of the qualifying species or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained; and

To ensure for the qualifying species that the following are maintained in the long term:

- Population of the species as a viable component of the site
- Distribution of the species within site
- Distribution and extent of habitats supporting the species
- Structure, function and supporting processes of habitats supporting the species
- No significant disturbance of the species

### **River South Esk SAC**

#### Qualifying Species

Atlantic salmon: Freshwater pearl mussel

#### Conservation Objectives

To avoid deterioration of the habitats of the qualifying species or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features; and

To ensure for the qualifying species that the following are maintained in the long term:

- Population of the species, including range of genetic types for salmon, as a viable component of the site
- Distribution of the species within site
- Distribution and extent of habitats supporting the species
- Structure, function and supporting processes of habitats supporting the species
- No significant disturbance of the species
- Distribution and viability of freshwater pearl mussel host species
- Structure, function and supporting processes of habitats supporting freshwater pearl mussel host species

### **Moray Firth SAC**

#### Qualifying Species:

Bottlenose Dolphin

#### Conservation Objectives:

To avoid deterioration of the habitats of the qualifying species or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features.

### **Firth of Tay & Eden Estuary SAC/SPA**

#### Qualifying Habitats

Estuaries; Intertidal mudflats and sandflats; Subtidal sandbanks

#### Conservation Objectives

To avoid deterioration of the qualifying habitats thus ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features; and

To ensure for the qualifying habitats that the following are maintained in the long term:

- Extent of the habitat on the site
- Distribution of the habitat on the site

- Structure and function of the habitat
- Processes supporting the habitat
- Distribution of typical species of the habitat
- Viability of typical species as components of the habitat
- No significant disturbance of typical species of the habitat

#### Qualifying Species

Common seal

#### Conservation Objectives

To avoid deterioration of the habitats of the qualifying species or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features; and To ensure for the qualifying species that the following are maintained in the long term:

- Population of the species as a viable component of the site
- Distribution of the species within site
- Distribution and extent of habitats supporting the species
- Structure, function and supporting processes of the habitat supporting the species
- No significant disturbance of the species

#### **Implications for the Qualifying Interests of the European site(s) in light of the Conservation Objectives:**

This policy was screened in for appropriate assessment because during the screening process it was identified that the policy steers freight related development to Montrose Port. It is not possible to rule out the risk of likely significant effects on the conservation interests of the European Sites identified.

Montrose Port has permitted development rights for port related development. The designated port area is land based only with little space available for expansion. There are no plans or proposals to extend the area through land reclamation. Most of the potential forms of development and related activity at Montrose Port are covered by the permitted development rights.

Activity at Montrose Port has the potential to affect the Conservation Interests of the Moray Firth SAC, Montrose Basin SPA and River South Esk SAC. This is most likely to occur as a result of pollution

Bottlenose dolphins which frequent the coast of Angus down to the Tay Estuary are part of the Moray Firth SAC population. The species are vulnerable to land reclamation and development along the coastline and any activity which could affect the quality of water. The potential impacts from this policy relate to port related development, in particular piling activity, and operational activity which have the potential to cause significant disturbance and/or effect water quality which may affect the distribution and movement of species along the Angus coastline.

Given the proximity of Montrose Port to Montrose Basin it is possible that port related development and operational activity could result in: changes in water quality from pollution which could affect the integrity of the habitat of the qualifying species

#### **Mitigation Measures applied to remove adverse effects on site integrity:**

As a result of ongoing consultation with SNH it is recommended that the following policy caveat is added to Policy M6 Working – Montrose Port.

*“Development proposals should not result in adverse impacts, either alone or in combination with other proposals or projects, on the integrity of any European designated site.”*



Additional safeguards are provided through application of Policy PV4 – Sites Designated for Natural Heritage Value and PV5 – Protected Species.

Other policy measures within the Proposed ALDP which provide secondary safeguards against the impacts of development include: Policy PV14 – Water Quality and Policy PV15 – Drainage Infrastructure. Detail provided under Policy TC12 – Freight Facilities above.

**Can it be concluded that the aspect of the Plan would have no adverse effect on the integrity of a European site:**

Given the separation of Montrose Port from the River South Esk SAC and the nature of its qualifying species and conservation objective, it is concluded that activity at Montrose Port is not likely to have an adverse effect on the sites integrity.

As a result of the proposed mitigation it is concluded that there will no adverse effects on the integrity of the Montrose Basin SPA, Moray Firth SAC and Firth of Tay & Eden Estuary SAC/SPA.

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## **M10 – Sleepyhillock Cemetery Extension**

### **European Site(s) Affected**

#### **Montrose Basin SPA**

##### **Qualifying Species**

Dunlin, Eider\*, Greylag goose, Knot, Oystercatcher\*, Pink-footed goose, Redshank, Shelduck, Wigeon\*, Waterfowl assemblage. (\* assemblage qualifier only)

##### **Conservation Objectives**

To avoid deterioration of the habitats of the qualifying species or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained; and

To ensure for the qualifying species that the following are maintained in the long term:

- Population of the species as a viable component of the site
- Distribution of the species within site
- Distribution and extent of habitats supporting the species
- Structure, function and supporting processes of habitats supporting the species
- No significant disturbance of the species

#### **River South Esk SAC**

##### **Qualifying Species**

Atlantic salmon: Freshwater pearl mussel

##### **Conservation Objectives**

To avoid deterioration of the habitats of the qualifying species or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features; and To ensure for the qualifying species that the following are maintained in the long term:

- Population of the species, including range of genetic types for salmon, as a viable component of the site
- Distribution of the species within site
- Distribution and extent of habitats supporting the species

- Structure, function and supporting processes of habitats supporting the species
- No significant disturbance of the species
- Distribution and viability of freshwater pearl mussel host species
- Structure, function and supporting processes of habitats supporting freshwater pearl mussel host species

#### **Moray Firth SAC**

##### Qualifying Species:

Bottlenose Dolphin

##### Conservation Objectives:

To avoid deterioration of the habitats of the qualifying species or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features.

#### **Implications for the Qualifying Interests of the European site(s) in light of the Conservation Objectives:**

The proposed site reserves 0.8ha for future extension to Sleepyhilllock Cemetery lies on the northern shore of Montrose Basin and directly abuts the SPA boundary. Although given the nature of the proposed land use it is unlikely to promote surface water run-off into Montrose Basin there are potential impacts from development of the site in relation to physical works adjacent to Montrose Basin – such as boundary wall reinforcement.

The River South Esk SAC feeds into the Montrose Basin SPA from the west and lies around 3.5km from the site. Given this separation and nature of development proposed there are considered to be no HRA implications affecting the conservation interests of the Natura 2000 site.

#### **Mitigation Measures applied to remove adverse effects on site integrity:**

As a result of ongoing consultation with SNH it is recommended that the following policy caveat is added to Policy M9 Sleepyhilllock Cemetery Extension

*“Development proposals should not result in adverse impacts, either alone or in combination with other proposals or projects, on the integrity of any European designated site.”*

Additional safeguards are provided through application of Policy PV4 – Sites Designated for Natural Heritage Value and PV5 – Protected Species.

Other policy measures within the Proposed ALDP which provide secondary safeguards against the impacts of development include: Policy PV14 – Water Quality and Policy PV15 – Drainage Infrastructure. Detail provided under Policy TC12 – Freight Facilities above.

#### **Can it be concluded that the aspect of the Plan would have no adverse effect on the integrity of a European site:**

As a result of the proposed mitigation it is concluded that there will no adverse effects on the integrity of the Montrose Basin SPA, Moray Firth SAC and River South Esk SAC.

## Development Boundaries with No Sites Proposed for Development

### **Bridge of Dun**

#### **European Site(s) Affected**

##### **Montrose Basin SPA**

##### Qualifying Species

Dunlin, Eider\*, Greylag goose, Knot, Oystercatcher\*, Pink-footed goose, Redshank, Shelduck, Wigeon\*, Waterfowl assemblage. (\* assemblage qualifier only)

##### Conservation Objectives

To avoid deterioration of the habitats of the qualifying species or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained; and

To ensure for the qualifying species that the following are maintained in the long term:

- Population of the species as a viable component of the site
- Distribution of the species within site
- Distribution and extent of habitats supporting the species
- Structure, function and supporting processes of habitats supporting the species
- No significant disturbance of the species

##### **River South Esk SAC**

##### Qualifying Species

Atlantic salmon; Freshwater pearl mussel

##### Conservation Objectives

To avoid deterioration of the habitats of the qualifying species or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features; and  
To ensure for the qualifying species that the following are maintained in the long term:

- Population of the species, including range of genetic types for salmon, as a viable component of the site
- Distribution of the species within site
- Distribution and extent of habitats supporting the species
- Structure, function and supporting processes of habitats supporting the species
- No significant disturbance of the species
- Distribution and viability of freshwater pearl mussel host species
- Structure, function and supporting processes of habitats supporting freshwater pearl mussel host species

#### **Implications for the Qualifying Interests of the European site(s) in light of the Conservation Objectives:**

The Bridge of Dun development boundary abuts the Montrose Basin SPA. Although the boundary lies around 75m north of the River South Esk SAC there is no apparent direct link or pathway.

Drainage within the settlement is by septic tank and soakaway. Given the proximity of both Montrose Basin SPA and River South Esk SAC it is theoretically possible that soakaway discharge could gravitate to both Natura 2000 sites.

Although development opportunity within the settlement is limited, given the proximity to the River South Esk SAC there is potential for significant impacts on the qualifying interests and conservation objectives of the site. As the settlement is served by private septic tanks potential impacts may result from drainage and surface water run-off affecting the water quality of the River South Esk SAC

**Mitigation Measures applied to remove adverse effects on site integrity:**

As a result of ongoing consultation with SNH it is recommended that the following policy caveat is added to Policy DS1 – Development Boundaries and Priorities.

*“Development proposals should not result in adverse impacts, either alone or in combination with other proposals or projects, on the integrity of any European designated site.”*

Additional primary safeguards are provided through application of Policy PV4 – Sites Designated for Natural Heritage Value and PV5 – Protected Species.

Other policy measures within the Proposed ALDP which provide secondary safeguards against the impacts of development include:

Policy PV14 – Water Quality sets out that development proposals will be assessed against the Scotland River Basin Management Plan and associated Area Management Plans to ensure that the water environment is maintained or enhanced.

Policy PV15 – Drainage Infrastructure requires all development proposals within development boundaries to connect to available public sewer and drainage infrastructure and provide SUDs to accommodate surface water drainage.

**Can it be concluded that the aspect of the Plan would have no adverse effect on the integrity of a European site:**

Given the lack of apparent pathway to, the River South Esk SAC and the nature of its qualifying species and conservation objective, it is concluded that development activity at Bridge of Dun will not have an adverse effect on the sites integrity.

As a result of the proposed mitigation it is concluded that there will no adverse effects on the integrity of Montrose Basin SPA.

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**Cortachy**

**European Site(s) Affected**

**River South Esk SAC**

Qualifying Species

Atlantic salmon; Freshwater pearl mussel

Conservation Objectives

To avoid deterioration of the habitats of the qualifying species or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features; and To ensure for the qualifying species that the following are maintained in the long term:

- Population of the species, including range of genetic types for salmon, as a viable component of the site
- Distribution of the species within site
- Distribution and extent of habitats supporting the species
- Structure, function and supporting processes of habitats supporting the species
- No significant disturbance of the species
- Distribution and viability of freshwater pearl mussel host species
- Structure, function and supporting processes of habitats supporting freshwater pearl mussel host species

**Implications for the Qualifying Interests of the European site(s) in light of the Conservation Objectives:**

The development boundary for Cortachy abuts the southern boundary of the River South Esk SAC.

Drainage within the settlement is by septic tank and soakaway or discharge to watercourse.

Although development opportunity within the settlement is limited, given the proximity to the River South Esk SAC there is potential for significant impacts on the qualifying interests and conservation objectives of the site. As the settlement is served by private septic tanks potential impacts may result from drainage and surface water run-off affecting the water quality of the River South Esk SAC

**Mitigation Measures applied to remove adverse effects on site integrity:**

As a result of ongoing consultation with SNH it is recommended that the following policy caveat is added to Policy DS1 – Development Boundaries and Priorities.

*"Development proposals should not result in adverse impacts, either alone or in combination with other proposals or projects, on the integrity of any European designated site."*

Additional primary safeguards are provided through application of Policy PV4 – Sites Designated for Natural Heritage Value and PV5 – Protected Species. Policy PV4 includes specific policy reference to protecting the conservation interests of the River South Esk SAC.

Other policy measures within the Proposed ALDP which provide secondary safeguards against the impacts of development include: Policy PV14 – Water Quality and Policy PV15 – Drainage Infrastructure. Detail provided under Bridge off Dun above.

**Can it be concluded that the aspect of the Plan would have no adverse effect on the integrity of a European site:**

As a result of the proposed mitigation it is concluded that there will no adverse effects on the integrity of the River South Esk SAC.

**Douglastown**

**European Site(s) Affected**

**River Tay SAC**

Qualifying Habitats

Clear-water lakes or lochs with aquatic vegetation and poor to moderate nutrient levels

### Conservation Objectives

To avoid deterioration of the qualifying habitats thus ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features; and

To ensure for the qualifying habitats that the following are maintained in the long term:

- Extent of the habitat on the site
- Distribution of the habitat on the site
- Structure and function of the habitat
- Processes supporting the habitat
- Distribution of typical species of the habitat
- Viability of typical species as components of the habitat
- No significant disturbance of typical species of the habitat

### Qualifying Species

Atlantic salmon; Brook lamprey; Otter; River lamprey; Sea lamprey

### Conservation Objectives

To avoid deterioration of the habitats of the qualifying species or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features; and

To ensure for the qualifying species that the following are maintained in the long term:

- Population of the species, including range of genetic types for salmon, as a viable component of the site
- Distribution of the species within site
- Distribution and extent of habitats supporting the species
- Structure, function and supporting processes of the habitat supporting the species
- No significant disturbance of the species

### Implications for the Qualifying Interests of the European site(s) in light of the Conservation Objectives:

Douglstown is situated on the east bank of the Kerbet Water which is part of the River Tay SAC.

Drainage within the settlement is by septic tank and soakaway or discharge to watercourse.

Although development opportunity within the settlement is limited, given the proximity to the River Tay SAC there is potential for significant impacts on the qualifying interests and conservation objectives of the site. As the settlement is served by private septic tanks potential impacts may result from drainage and surface water run-off affecting the water quality of the River Tay SAC.

### Mitigation Measures applied to remove adverse effects on site integrity:

As a result of ongoing consultation with SNH it is recommended that the following policy caveat is added to Policy DS1 – Development Boundaries and Priorities.

*“Development proposals should not result in adverse impacts, either alone or in combination with other proposals or projects, on the integrity of any European designated site.”*

Additional primary safeguards are provided through application of Policy PV4 – Sites Designated for Natural Heritage Value and PV5 – Protected Species. Policy PV4 includes specific policy reference to protecting the conservation interests of the River Tay SAC.

Other policy measures within the Proposed ALDP which provide secondary safeguards against the impacts of development include: Policy PV14 – Water Quality and Policy PV15 – Drainage Infrastructure. Detail provided under Bridge off Dun above.

**Can it be concluded that the aspect of the Plan would have no adverse effect on the integrity of a European site:**

As a result of the proposed mitigation it is concluded that there will be no adverse effects on the integrity of the River Tay SAC.

**Eassie Muir**

**European Site(s) Affected**

**River Tay SAC**

**Qualifying Habitats**

Clear-water lakes or lochs with aquatic vegetation and poor to moderate nutrient levels

**Conservation Objectives**

To avoid deterioration of the qualifying habitats thus ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features; and  
To ensure for the qualifying habitats that the following are maintained in the long term:

- Extent of the habitat on the site
- Distribution of the habitat on the site
- Structure and function of the habitat
- Processes supporting the habitat
- Distribution of typical species of the habitat
- Viability of typical species as components of the habitat
- No significant disturbance of typical species of the habitat

**Qualifying Species**

Atlantic salmon; Brook lamprey; Otter; River lamprey; Sea lamprey

**Conservation Objectives**

To avoid deterioration of the habitats of the qualifying species or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features; and  
To ensure for the qualifying species that the following are maintained in the long term:

- Population of the species, including range of genetic types for salmon, as a viable component of the site
- Distribution of the species within site **Objectives:**
- Distribution and extent of habitats supporting the species
- Structure, function and supporting processes of the habitat supporting the species
- No significant disturbance of the species

**Implications for the Qualifying Interests of the European site(s) in light of the Conservation**

Part of the development boundary is adjacent to the Eassie Burn which feeds into the Dean Water which is part of the River Tay SAC. The boundary of the SAC lies around 450m north of Eassie Muir.

Drainage within the settlement is by septic tank and soakaway or discharge to watercourse.

Although development opportunity within the settlement is limited, given the proximity to the River Tay SAC there is potential for significant impacts on the qualifying interests and conservation objectives of the site. As the settlement is served by private septic tanks potential impacts may result from drainage and surface water run-off affecting the water quality of the River Tay SAC.

**Mitigation Measures applied to remove adverse effects on site integrity:**

As a result of ongoing consultation with SNH it is recommended that the following policy caveat is added to Policy DS1 – Development Boundaries and Priorities.

*“Development proposals should not result in adverse impacts, either alone or in combination with other proposals or projects, on the integrity of any European designated site.”*

Additional primary safeguards are provided through application of Policy PV4 – Sites Designated for Natural Heritage Value and PV5 – Protected Species. Policy PV4 includes specific policy reference to protecting the conservation interests of the River Tay SAC.

Other policy measures within the Proposed ALDP which provide secondary safeguards against the impacts of development include: Policy PV14 – Water Quality and Policy PV15 – Drainage Infrastructure. Detail provided under Bridge off Dun above.

**Can it be concluded that the aspect of the Plan would have no adverse effect on the integrity of a European site:**

As a result of ongoing consultation with SNH it is recommended that the following policy caveat is added to Policy DS1 – Development Boundaries and Priorities.

*“Development proposals should not result in adverse impacts, either alone or in combination with other proposals or projects, on the integrity of any European designated site.”*

Additional primary safeguards are provided through application of Policy PV4 – Sites Designated for Natural Heritage Value and PV5 – Protected Species. Policy PV4 includes specific policy reference to protecting the conservation interests of the River Tay SAC.

Other policy measures within the Proposed ALDP which provide secondary safeguards against the impacts of development include: Policy PV14 – Water Quality and Policy PV15 – Drainage Infrastructure. Detail provided under Bridge off Dun above.

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**Farnell**

**European Site(s) Affected**

**River Tay SAC**

Qualifying Habitats

Clear-water lakes or lochs with aquatic vegetation and poor to moderate nutrient levels

Conservation Objectives

To avoid deterioration of the qualifying habitats thus ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features; and



To ensure for the qualifying habitats that the following are maintained in the long term:

- Extent of the habitat on the site
- Distribution of the habitat on the site
- Structure and function of the habitat
- Processes supporting the habitat
- Distribution of typical species of the habitat
- Viability of typical species as components of the habitat
- No significant disturbance of typical species of the habitat

#### Qualifying Species

Atlantic salmon; Brook lamprey; Otter; River lamprey; Sea lamprey

#### Conservation Objectives

To avoid deterioration of the habitats of the qualifying species or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features; and

To ensure for the qualifying species that the following are maintained in the long term:

- Population of the species, including range of genetic types for salmon, as a viable component of the site
- Distribution of the species within site
- Distribution and extent of habitats supporting the species
- Structure, function and supporting processes of the habitat supporting the species
- No significant disturbance of the species

#### Implications for the Qualifying Interests of the European site(s) in light of the Conservation Objectives:

Farnell development boundary lies to north and south of the Pow Burn which is part of the River South Esk SAC.

Drainage within the settlement is by septic tank and soakaway. Given the proximity of River South Esk SAC it is theoretically possible that soakaway discharge could gravitate to the Natura 2000 sites.

Although development opportunity within the settlement is limited, given the proximity to the River South Esk SAC there is potential for significant impacts on the qualifying interests and conservation objectives of the site. As the settlement is served by private septic tanks potential impacts may result from drainage and surface water run-off affecting the water quality of the River South Esk SAC

#### Mitigation Measures applied to remove adverse effects on site integrity:

As a result of ongoing consultation with SNH it is recommended that the following policy caveat is added to Policy DS1 – Development Boundaries and Priorities.

*“Development proposals should not result in adverse impacts, either alone or in combination with other proposals or projects, on the integrity of any European designated site.”*

Additional primary safeguards are provided through application of Policy PV4 – Sites Designated for Natural Heritage Value and PV5 – Protected Species. Policy PV4 includes specific policy reference to protecting the conservation interests of the River South Esk SAC.

Other policy measures within the Proposed ALDP which provide secondary safeguards against the impacts of development include:  
Policy PV14 – Water Quality and Policy PV15 – Drainage Infrastructure. Detail provided under Bridge off Dun above.

**Can it be concluded that the aspect of the Plan would have no adverse effect on the integrity of a European site:**

As a result of the proposed mitigation it is concluded that there will no adverse effects on the integrity of the River South Esk SAC.

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**Finavon**

**European Site(s) Affected**

**River South Esk SAC**

Qualifying Species

Atlantic salmon; Freshwater pearl mussel  
Conservation Objectives

To avoid deterioration of the habitats of the qualifying species or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features; and  
To ensure for the qualifying species that the following are maintained in the long term:

- Population of the species, including range of genetic types for salmon, as a viable component of the site
- Distribution of the species within site
- Distribution and extent of habitats supporting the species
- Structure, function and supporting processes of habitats supporting the species
- No significant disturbance of the species
- Distribution and viability of freshwater pearl mussel host species
- Structure, function and supporting processes of habitats supporting freshwater pearl mussel host species

**Implications for the Qualifying Interests of the European site(s) in light of the Conservation Objectives:**

Finavon development boundary lies between the Lemno Burn and River South Esk which are both part of the River South Esk SAC.

Drainage within the settlement is private drainage arrangements with discharge to soakaway or watercourse.

Although development opportunity within the settlement is limited, given the proximity to the River South Esk SAC there is potential for significant impacts on the qualifying interests and conservation objectives of the site. As the settlement is served by private septic tanks potential impacts may result from drainage and surface water run-off affecting the water quality of the River South Esk SAC

**Mitigation Measures applied to remove adverse effects on site integrity:**

As a result of ongoing consultation with SNH it is recommended that the following policy caveat is added to Policy DS1 – Development Boundaries and Priorities.

*“Development proposals should not result in adverse impacts, either alone or in combination with other proposals or projects, on the integrity of any European designated site.”*

Additional primary safeguards are provided through application of Policy PV4 – Sites Designated for Natural Heritage Value and PV5 – Protected Species. Policy PV4 includes specific policy reference to protecting the conservation interests of the River South Esk SAC.

Other policy measures within the Proposed ALDP which provide secondary safeguards against the impacts of development include: Policy PV14 – Water Quality and Policy PV15 – Drainage Infrastructure. Detail provided under Bridge off Dun above.

**Can it be concluded that the aspect of the Plan would have no adverse effect on the integrity of a European site:**

As a result of the proposed mitigation it is concluded that there will no adverse effects on the integrity of the River South Esk SAC.

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## **Kirkton of Kinnethles**

### **European Site(s) Affected**

#### **River Tay SAC**

##### **Qualifying Habitats**

Clear-water lakes or lochs with aquatic vegetation and poor to moderate nutrient levels

##### **Conservation Objectives**

To avoid deterioration of the qualifying habitats thus ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features; and

To ensure for the qualifying habitats that the following are maintained in the long term:

- Extent of the habitat on the site
- Distribution of the habitat on the site
- Structure and function of the habitat
- Processes supporting the habitat
- Distribution of typical species of the habitat
- Viability of typical species as components of the habitat
- No significant disturbance of typical species of the habitat

##### **Qualifying Species**

Atlantic salmon; Brook lamprey; Otter; River lamprey; Sea lamprey

##### **Conservation Objectives**

To avoid deterioration of the habitats of the qualifying species or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features; and

To ensure for the qualifying species that the following are maintained in the long term:

- Population of the species; including range of genetic types for salmon, as a viable component of the site
- Distribution of the species within site
- Distribution and extent of habitats supporting the species
- Structure, function and supporting processes of the habitat supporting the species
- No significant disturbance of the species

### **Implications for the Qualifying Interests of the European site(s) in light of the Conservation Objectives:**

Kinnettle is situated on the east bank of the Kerbet Water which is part of the River Tay SAC.

Drainage within the settlement is by septic tank and soakaway or discharge to watercourse.

Although development opportunity within the settlement is limited, given the proximity to the River Tay SAC there is potential for significant impacts on the qualifying interests and conservation objectives of the site. As the settlement is served by private septic tanks potential impacts may result from drainage and surface water run-off affecting the water quality of the River Tay SAC.

### **Mitigation Measures applied to remove adverse effects on site integrity:**

As a result of ongoing consultation with SNH it is recommended that the following policy caveat is added to Policy DS1 – Development Boundaries and Priorities.

*“Development proposals should not result in adverse impacts, either alone or in combination with other proposals or projects, on the integrity of any European designated site.”*

Additional primary safeguards are provided through application of Policy PV4 – Sites Designated for Natural Heritage Value and PV5 – Protected Species. Policy PV4 includes specific policy reference to protecting the conservation interests of the River Tay SAC.

Other policy measures within the Proposed ALDP which provide secondary safeguards against the impacts of development include: Policy PV14 – Water Quality and Policy PV15 – Drainage Infrastructure. Detail provided under Bridge off Dun above.

### **Can it be concluded that the aspect of the Plan would have no adverse effect on the integrity of a European site:**

As a result of the proposed mitigation it is concluded that there will be no adverse effects on the integrity of the River Tay SAC.

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## **Prosen Village**

### **European Site(s) Affected**

#### **River South Esk SAC**

#### Qualifying Species

Atlantic salmon; Freshwater pearl mussel

#### Conservation Objectives

To avoid deterioration of the habitats of the qualifying species or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features; and To ensure for the qualifying species that the following are maintained in the long term:

- Population of the species, including range of genetic types for salmon, as a viable component of the site
- Distribution of the species within site
- Distribution and extent of habitats supporting the species
- Structure, function and supporting processes of habitats supporting the species

- No significant disturbance of the species
- Distribution and viability of freshwater pearl mussel host species
- Structure, function and supporting processes of habitats supporting freshwater pearl mussel host species

**Implications for the Qualifying Interests of the European site(s) in light of the Conservation Objectives:**

Prosen Village development boundary is bisected by the Burn of Inchmill which forms part of the River South Esk SAC.

Drainage within the settlement is by septic tank and soakaway or discharge to watercourse.

Although development opportunity within the settlement is limited, given the proximity to the River South Esk SAC there is potential for significant impacts on the qualifying interests and conservation objectives of the site. As the settlement is served by private septic tanks potential impacts may result from drainage and surface water run-off affecting the water quality of the River South Esk SAC

**Mitigation Measures applied to remove adverse effects on site integrity:**

As a result of ongoing consultation with SNH it is recommended that the following policy caveat is added to Policy DS1 – Development Boundaries and Priorities.

*“Development proposals should not result in adverse impacts, either alone or in combination with other proposals or projects, on the integrity of any European designated site.”*

Additional primary safeguards are provided through application of Policy PV4 – Sites Designated for Natural Heritage Value and PV5 – Protected Species. Policy PV4 includes specific policy reference to protecting the conservation interests of the River South Esk SAC.

Other policy measures within the Proposed ALDP which provide secondary safeguards against the impacts of development include: Policy PV14 – Water Quality and Policy PV15 – Drainage Infrastructure. Detail provided under Bridge off Dun above.

**Can it be concluded that the aspect of the Plan would have no adverse effect on the integrity of a European site:**

As a result of the proposed mitigation it is concluded that there will no adverse effects on the integrity of the River South Esk SAC.

**Ruthven**

**European Site(s) Affected**

**River Tay SAC**

Qualifying Habitats

Clear-water lakes or lochs with aquatic vegetation and poor to moderate nutrient levels

Conservation Objectives

To avoid deterioration of the qualifying habitats thus ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features; and

To ensure for the qualifying habitats that the following are maintained in the long term:

- Extent of the habitat on the site
- Distribution of the habitat on the site
- Structure and function of the habitat
- Processes supporting the habitat
- Distribution of typical species of the habitat
- Viability of typical species as components of the habitat
- No significant disturbance of typical species of the habitat

#### Qualifying Species

Atlantic salmon; Brook lamprey; Otter; River lamprey; Sea lamprey

#### Conservation Objectives

To avoid deterioration of the habitats of the qualifying species or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features; and  
To ensure for the qualifying species that the following are maintained in the long term:

- Population of the species, including range of genetic types for salmon, as a viable component of the site
- Distribution of the species within site
- Distribution and extent of habitats supporting the species
- Structure, function and supporting processes of the habitat supporting the species
- No significant disturbance of the species

#### Implications for the Qualifying Interests of the European site(s) in light of the Conservation Objectives:

Ruthven development boundary is bisected by the River Isla which forms part of the River Tay SAC.

Drainage within the settlement is by private septic tank and soakaway or discharge to watercourse.

Although development opportunity within the settlement is limited, given the proximity to the River Tay SAC there is potential for significant impacts on the qualifying interests and conservation objectives of the site. As the settlement is served by private septic tanks potential impacts may result from drainage and surface water run-off affecting the water quality of the River Tay SAC.

#### Mitigation Measures applied to remove adverse effects on site integrity:

As a result of ongoing consultation with SNH it is recommended that the following policy caveat is added to Policy DS1 – Development Boundaries and Priorities.

*“Development proposals should not result in adverse impacts, either alone or in combination with other proposals or projects, on the integrity of any European designated site.”*

Additional primary safeguards are provided through application of Policy PV4 – Sites Designated for Natural Heritage Value and PV5 – Protected Species. Policy PV4 includes specific policy reference to protecting the conservation interests of the River Tay SAC.

Other policy measures within the Proposed ALDP which provide secondary safeguards against the impacts of development include:  
Policy PV14 – Water Quality and Policy PV15 – Drainage Infrastructure. Detail provided under Bridge off Dun above.

**Can it be concluded that the aspect of the Plan would have no adverse effect on the integrity of a European site:**

As a result of the proposed mitigation it is concluded that there will no adverse effects on the integrity of the River Tay SAC.

## **Tannadice**

### **European Site(s) Affected**

#### **River South Esk SAC**

##### **Qualifying Species**

Atlantic salmon; Freshwater pearl mussel

##### **Conservation Objectives**

To avoid deterioration of the habitats of the qualifying species or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features; and  
To ensure for the qualifying species that the following are maintained in the long term:

- Population of the species, including range of genetic types for salmon as a viable component of the site
- Distribution of the species within site
- Distribution and extent of habitats supporting the species
- Structure, function and supporting processes of habitats supporting the species
- No significant disturbance of the species
- Distribution and viability of freshwater pearl mussel host species
- Structure, function and supporting processes of habitats supporting freshwater pearl mussel host species

### **Implications for the Qualifying Interests of the European site(s) in light of the Conservation Objectives:**

The development boundary for Tannadice abuts the northern boundary of the River South Esk SAC.

Additional development within the development boundary will require connection to the public drainage network and Tannadice WWTW.

Although development opportunity within the settlement is limited, given the proximity to the River South Esk SAC there is potential for significant impacts on the qualifying interests and conservation objectives of the site. As the settlement is served by public drainage potential impacts may result from surface water run-off affecting the water quality of the River South Esk SAC.

### **Mitigation Measures applied to remove adverse effects on site integrity:**

As a result of ongoing consultation with SNH it is recommended that the following policy caveat is added to Policy DS1 – Development Boundaries and Priorities.

*“Development proposals should not result in adverse impacts, either alone or in combination with other proposals or projects, on the integrity of any European designated site.”*

Additional primary safeguards are provided through application of Policy PV4 – Sites Designated for Natural Heritage Value and PV5 – Protected Species. Policy PV4 includes specific policy reference to protecting the conservation interests of the River South Esk SAC.

Other policy measures within the Proposed ALDP which provide secondary safeguards against the impacts of development include: Policy PV14 – Water Quality and Policy PV15 – Drainage Infrastructure. Detail provided under Bridge off Dun above.

**Can it be concluded that the aspect of the Plan would have no adverse effect on the integrity of a European site:**

As a result of the proposed mitigation it is concluded that there will no adverse effects on the integrity of the River South Esk SAC.

