

# STRATEGY AND JUSTIFICATION

## 1.0 INTRODUCTION

### Statutory Requirement

- 1.1 Under the Town and Country Planning (Scotland) Act 1997, Planning Authorities have a duty to prepare development plans, ie, Structure and Local Plans, for their administrative areas. Perth and Kinross is a Structure Plan area and the Council is in the course of preparing its own Structure Plan. In the meantime, the approved Structure Plan is the Tayside Structure Plan 1993 (approved by the Secretary of State on 14 March 1997). The Structure Plan provides broad guidance for land use throughout the whole of the former Tayside Region. Local Plans take the broad Structure Plan guidance and convert it into more detailed land use policies and proposals. Under the terms of the Planning Act a Local Plan must conform to the Structure Plan before it can be adopted. Within Perth and Kinross there are at present 6 adopted Local Plans.
- 1.2 The Perth Area Local Plan covers Perth City (with the exception of the central area), the surrounding countryside and villages and encloses an area of approximately 75,400 hectares. The previous Perth Area Local Plan was finalised in 1984, subject to a public local inquiry, but was never formally adopted by the District Council. The Draft Perth Area Local Plan 1991 was published on 2nd August 1991 and was the subject of an extensive public consultation exercise. The Finalised Plan was published on 18th September 1992, and a Public Local Inquiry to hear objections was held on 35 days between 28th September 1993 and 16 March 1994. The Plan was formally adopted on 4 March 1996. The first alteration to the Local Plan, Alteration No.1 – Housing Land, was published in October 1998 and formally adopted by the Council on 17 November 2000. The 1995 Local Plan has been amended to incorporate the Alteration. The changes relate specifically to the housing sections of the Plan and also include the Longforan and Invergowrie area transferred to Perth and Kinross at local government re-organisation in 1996.

### Purpose of the Plan

- 1.3 The purpose of the Local Plan is to guide development and change in land use in the way that can best serve the community interest. The most important functions of the Local Plan are:-
- { *To stimulate, encourage and promote development where appropriate.*
  - { *To indicate land where there are opportunities for change.*
  - { *To indicate where there are specific proposals for the development or change of use of land.*
  - { *To apply National and Regional policies.*

- { *To show how the policies and proposals for changes in land use and activities fit together to form a coherent whole.*
- { *To provide the basis for development control.*

### **Period of the Plan**

- 1.4 The Plan has a notional 5-year life span (1991-1996) with more tentative proposals for a further 5 years (up to 2001). The Housing Land Alteration updates the housing land allocations to 2006. The Plan will be subject to regular review and amendment and replacement when appropriate.

### **Form of the Plan**

- 1.5 The Local Plan consists of the Proposals Map, Inset Maps and the Written Statement. Larger scale Inset Maps are used for Perth and surrounding villages where more detailed planning is appropriate. There is also a separate Technical Appendix to the Local Plan, which contains relevant background information.
- 1.6 The Issues/Overview/Summary section deals with the main planning issues in the Perth area and explains the overall Plan strategy for each of the major land uses.
- 1.7 The Plan itself is divided into separate sections dealing in turn with the Landward Area, Perth City both of which have their own large, separate maps, and individual Villages and small settlements which have their own inset maps.

### **Policies, Proposals and Recommendations**

- 1.8 The Plan contains four types of guidance on the District Council's attitude to the use of land:-

{ A **Policy** is a statement, which expresses the Council's attitude towards the use of land within the Plan area. A policy may relate to the whole Plan area or to a specific part.

{ A **Proposal** is an intended act of significance to the Plan to be carried out by either public or private bodies within the life of the Plan.

{ A **Recommendation** relates to matters outwith the District Council's control and is an expression to the appropriate body of the District Council's views on a specific subject.

{ An **Opportunity** is a site which has development potential, perhaps for alternative uses, but where there may be as yet no definite commitment to the proposal.

## 2.0 OBJECTIVES

2.1 The purpose of the Local Plan is to draw together an optimum framework for the use of land within the Perth Area, to recognise and reconcile the real and potential conflicts between land uses and between the demands for development and conservation and to provide a “vision” for Perth for the next 5 to 10 years. Within this context, the primary objectives on which the Plan is based are as follows:

- { *To develop Perth City and its immediate hinterland as the prime focus for economic activity within Perth and Kinross District.*
- { *To develop Perth City as the main centre for services to the whole District.*
- { *To maintain and enhance the high quality of the living and working environment identified by the Glasgow Universities’ Quality of Life Study of 1990.*
- { *To apply principles of sustainable development and anticipate a future with increasing conservation of natural resources.*
- { *To protect development opportunities which may materialise or be appropriate in the longer term.*
- { *To provide reasonable choice of sites for residential, commercial or industrial development within identified sectors of their markets.*
- { *To reinforce rural and village community services by allowing for modest building development in scale with the character of established villages.*
- { *To facilitate social contacts within the whole area of the Plan through relating development sites to public transport.*
- { *To facilitate easy access for everyone between home, workplace and the full range of community services within Perth city, ideally by walking, cycling or public transport.*
- { *To protect historic village plans and architectural character.*
- { *To devise an optimum plan for the period up to 1996 and up to 2006 for housing, but also to lay the basis for a longer term plan for the area.*
- { *To prepare the Plan in a form which assists monitoring, review and alterations as circumstances change.*

### 3.0 ISSUES, OVERVIEW AND SUMMARY

#### Housing

- 3.1 The Tayside Structure Plan 1993 identifies the need for 3800 houses to be built in the Perth Planning Area between 1993 and 2006. Some 1400 houses have been built between 1993 and 1997 leaving some 2400 to be built. In addition an estimated 1500 sites will be required to meet the needs of the period 2006-2011. This additional allowance is necessary in order that Perth & Kinross Council can comply with Government guidance to have available a minimum 5-year supply of effective housing land at 2006. As a result, land for at least 3900 houses require to be identified as part of this Plan.
- 3.2 Some of this land for housing is already identified – indeed over 1700 houses could be built on land already identified and available for development. This constitutes the “effective supply”. However, a further 630 need to be identified and subsequently built by 2006. Table 1 shows the progress in meeting the requirements for houses to be built by 2006 (i.e. excluding the supply requirements).

**Table 1 – Updated Structure Plan House Building Targets to 2006.**

Time Period	Allowances	Effective Supply	Completions 1993 –1997	Completions + Effective Supply	Updated Allocations (to be built)
1993-2006	3800	1764	1405	3169	631

- 3.3 In summary, land for 3900 houses is needed and sites chosen must have a reasonable expectation of being developed. This includes:
- { *Sites for a further 2400 houses which can be built between 1996 and 2006; and*
  - { *Sites for at least a further 1500 houses remaining in the effective supply at 2006.*
- 3.4 Structure Plan Policy 10 guides future developments to opportunities within the urban area of Perth and, in the landward area, to a wide dispersal of housing sites in a variety of locations close to Perth taking account of landscape, environmental factors, existing and future infrastructure investment and marketability considerations. The Structure Plan therefore gives considerable flexibility to the Local Plan to choose sites, subject to relevant planning guidance and good practice.
- 3.5 In determining the final selection of sites the Plan has had regard to the following constraints, issues and objectives:
- { *Lack of drainage capacity;*

- { *Lack of programmed investment by the North of Scotland Water Authority in drainage and water schemes to service further development;*
  - { *Lack of spare capacity within numerous schools throughout the Plan area, particularly at primary level, to cope with expected population growth;*
  - { *Respecting, conserving and enhancing the character and setting of Perth and other villages in the Perth area;*
  - { *Roads constraints, particularly on the east bank of the Tay in Perth, leading to a need to promote the integration of land-use and transport planning;*
  - { *Maximising the re-use of brownfield land;*
  - { *Maximising the efficient use of public and private resources; and*
  - { *The need to respect the physical, social and community structure of existing settlements.*
- 3.6 Taking account of all the constraints, issues and objectives, a development strategy is proposed which seeks to build upon the existing supply, the strategic guidance provided by the Structure Plan (Structure Plan Housing Policy 10), and the guidance given by NPPG3 Land for Housing. Particular regard is given to the requirement to apply sequential testing to the selection of site options as set out in Paragraphs 24 – 56 of NPPG3.
- 3.7 The strategy focuses development in the early years of the Plan on Perth City and to a lesser extent on an “inner ring” of settlements within a five mile radius of the city centre. This approach recognises that the existing effective supply is largely found within the city. As sites ultimately become scarcer within and close to the city the “outer-ring” will be in a position to accommodate a greater proportion of the housing requirement through the land use framework provided by the Strategy. The Strategy consists of five strands:
- { ***Development within Perth City***, but recognising that opportunities, both brownfield and greenfield, will become increasingly limited;
  - { ***Development adjacent to Perth City***, but recognising the landscape, access and other constraints. The current Local Plan identifies the only acceptable opportunity to breach Perth’s current edges at Almond Valley. The Council is also of the view that the next Structure Plan should promote a greenbelt for Perth;
  - { ***Significant Expansion of Existing Villages*** in the few cases where infrastructure has been or will be improved, or via private investment. The larger villages are likely to be most suitable, although the local circumstances of each location must be considered;
  - { ***A New Settlement*** based on substantial private infrastructure provision;

‡ ***Identification of Small-scale Opportunity Sites in a wide range of villages.***

- 3.8 The strategy also seeks to distribute housing around the key routes into Perth in order to spread the impact of development and utilise transport capacity wherever possible. Marketability and transportation considerations suggest that greatest encouragement should be given to sites close to the city recognising Perth as the major employment and service centre for the planning area. The expansion of existing settlements close to Perth, utilising existing or potential infrastructure and services capacity, will generally constitute a sustainable approach, but subject to specific local factors and the need to protect existing character and amenity. If, after examining all options under these elements of the strategy, the requirements of the Structure Plan still cannot be met, then new settlements can be considered. There could be benefits in promoting new settlements where the provision of infrastructure and services to overcome constraints may be achieved more effectively and economically at a larger scale by a single developer.
- 3.9 An extensive review of potential housing options was undertaken. Almond Valley was confirmed as a key element of the strategy and the only acceptable extension to the city. Major village expansions were identified at Inchtute, St Madoes, Errol, Abernethy and Scone in order to utilise available or likely infrastructure capacity and private investment.
- 3.10 Bridge of Earn has the potential to meet some of the Structure Plan housing requirements and to maintain a 5-year supply of housing sites. Development is presently restricted because of infrastructure thresholds. The capacity of the landscape around the village to absorb development is also limited and requires further study. A long-term plan for the village will be prepared to identify potential housing sites and seek measures to overcome infrastructure constraints having regard to Structure Plan policies, NPPG3 and PAN44. However, the scope for early expansion of Bridge of Earn is constrained by a range of factors – drainage constraint; no capacity in the Primary School; limited scope for improved facilities in the village centre; traffic issues; land availability – which require substantial investment to overcome. Bridge of Earn has experienced substantial growth in recent years and should now have a period of limited growth in the Plan period. This will allow a more detailed examination of a long-term settlement boundary for the village aimed at establishing landscape capacity, defining a landscape framework, improving the current unsatisfactory edges of the village and improving the integration of the various historic phases of development. Limited growth cannot generate the new investment needed to overcome constraints, and would not support new services and amenities for the village. An alternative within the M90 corridor is therefore proposed in the form of a developer-funded new settlement at Oudenarde, east of the motorway, incorporating the site of the former Hospital. New services and amenities can be planned to serve both communities.
- 3.11 The Council is satisfied that, in addition to Almond Valley, a new settlement is needed to provide the quantity of housing sites required by the Structure Plan.

Options were considered at Oudenarde and at Grange/Errol Airfield, and the Oudenarde option is considered to be the most suitable for a range of reasons:

- { *Addresses the reuse of the former hospital site*
- { *Proximity to Perth*
- { *Good accessibility to Perth and to the Motorway network*
- { *Scope for employment land*
- { *Developer control of site*
- { *Scope for private investment in infrastructure and amenities*
- { *Potential for rail halt and public transport improvements*

3.12 Table 2 identifies the additional housing sites which will contribute to meeting the building and supply targets of the Structure Plan, and contribute to achieving a stable supply for the longer term. The majority of the new sites require investment, particularly in drainage and school capacity. As a result Table 2 identifies only those sites in which there is sufficient confidence that development will commence during the Plan period, although clearly the strategy relies on both Almond Valley and Oudenarde starting on site during the Plan period.

**Table 2 Sites Required to Meet the Structure Plan Requirements**

Reference	Site	Number
<b>Perth City</b>		
ALT H 1	Inveralmond (Dewar's site)	250 houses
<b>Inner Ring</b>		
ALT H5	Oudenarde	1200 houses
ALT H14	Balgarvie Farm, Scone	250 houses
<b>Outer Ring</b>		
ALT H8	Newburgh Road (N), Abernethy	6 houses
ALT H51	Newburgh Road (S), Abernethy	60 houses*
ALT H38	Back Dykes, Abernethy	70 houses*
ALT H62	North Bank, Errol	140 houses
ALT H12	Grange	80 houses
ALT H13	Mains of Inchturre, Inchturre	160 houses

Notes 1 - Part of these sites shown \* are already in effective supply.  
 2 - The number of house sites shown in the last column is an indicative figure to demonstrate how the Structure Plan requirement can be met. The capacity of the sites will depend upon local circumstances and will be determined either by a development brief for the site and/or through the development control process.

3.13 A range of small-scale opportunities for village extensions and infills are identified, appropriate in scale and form. Table 3 identifies these Opportunity Sites where development will be encouraged but which are not relied on to meet the housing targets. These sites will offer flexibility, range and choice in the market.

**Table 3 Opportunity Sites**

Reference	Site	Number
<b>Inner Ring</b>		
ALT H26 (formerly E13)	Almondbank	150 houses
ALT H2	Clayton Road, Bridge of Earn	20 houses
ALT H25	Bleachfield Works, Luncarty	t.b.d *
ALT H7	Tibbermore	5 houses
<b>Outer Ring</b>		
ALT H9	Balgowan Sawmills	t.b.d *
ALT H10	School Road, Burrelton	15 houses
H2	Clathymore	t.b.d*
ALT H11	Duncreevie Road, Glenfarg	40 houses
ALT H15	Church Road, Woodside	10 houses
ALT H3	Main Street, Guildtown	20 houses
ALT H4	School Road, Guildtown	30 houses
ALT H6	Western Entrance, St Madoes	5 houses
ALT H22	Manse Crescent, Stanley	30 houses
ALT H23	Mill Street, Stanley	30 houses
ALT H24	Station Road/Linn Road, Stanley	20 houses

Notes: 1 – Number to be determined \*  
 2 – The number of house sites shown in the last column is an indicative figure to demonstrate how the Structure Plan requirement can be met. The capacity of the sites will depend upon local circumstances and will be determined by a development brief & or through the development control process.

- 3.14 Overall, the identified sites satisfy both the broad spatial distribution strategy outlined above and the overall objectives of the Plan. A number of other site options were appraised in preparing the Alteration, but were considered to offer less or no fit with the strategy. Table 3 identifies the major rejected options and the main considerations against them.

**Table 4 Site Options not included in Plan**

Site	Reasons
Grange/Errol Airfield new village	Distance from Perth; impact on Dundee Housing Market Area; landscape impact; traffic generation
Abernethy, Perth Road north side	Other sites preferred with better relation to village; identified for future consideration
Scone, West side	Infrastructure constraints; identified for future consideration
Stanley, south side	Relationship to village; landscape impact; infrastructure problems
Luncarty South	Landscape impact; relationship to village
Luncarty North	Landscape impact; relationship to village; flood risk
Clathymore 200 houses	Inappropriate; small-scale alternative proposed

- 3.15 The total capacity of identified sites in the Plan is approximately 5000, 1100 more than the Plan requires to find by 2006, but not all of this is immediately effective. Most of the additional capacity falls for development after 2006 and will provide continuity in terms of a longer-term supply.
- 3.16 The indicative programme of housing land release maintains the focus of development on Perth City, which contains 47% of all potential house completions. The inner ring of sites (within approximately 5 miles of Perth) contains a further 37% of the total, and the remaining 16% are in the rural hinterland. This is consistent with the guidance given in the Structure Plan.
- 3.17 It is the Council's intention to maximise the amount of affordable housing within new housing developments. Table 5 indicates the key locations for affordable housing in the Perth area as agreed with Scottish Homes and developers and suggests mechanisms for implementation. The emphasis in the new villages is on meeting local needs while creating balanced new communities, and Scottish Homes are confident that they can prioritise resources to achieve this. At Inveralmond and Inchtute, developers have indicated a willingness to accommodate affordable housing. In addition, Perth will continue to be a major focus for affordable housing investment, but here sites tend to come forward through redevelopment and windfall opportunities. This land use framework will

assist future investment decisions by Scottish Homes, the principal agency for achieving affordable or subsidised housing in Scotland.

**Table 5 Priority Locations for Affordable Housing.**

Location	Total Number	Affordable	Implementation Mechanism
Dewars, Inveralmond	250	To be determined	Development Control/S.75.
Almond Valley	1000	25%	Master Plan. S.75/Joint Ventures/Partnership
Oudendarde	1200	25%	Master Plan. S.75/Joint Ventures/Partnership
Inchture	160	Max. 12%	Development Control/S.75/Development Brief

### **Invergowrie/Longforan**

3.18 Housing sites are also identified in Invergowrie and Longforan and their development will make an effective contribution to the Structure Plan housing targets for the Dundee Housing Market Area.

### **Shopping**

3.19 A major objective of the Plan is to protect and enhance Perth as an important regional shopping centre. The Structure Plan policies on retailing are that there should be no further major retail developments outwith the town centre other than the Retail Park and large superstores given consent in recent years. The Local Plan, therefore, supports the completion of the Retail Park and seeks to resist other large, out of centre retailing facilities with the exception of Tesco's supermarket on the Edinburgh Road, which is smaller than its existing competitors and where extension up to the size of other units in Perth would be permitted.

3.20 Existing small neighbourhood shopping centres within the city should be supported and improvements encouraged. Generally in areas identified for shopping, retailing will be the predominant use, however encouragement will be given to other complementary uses which are felt to support the shopping objectives of the Plan. Similarly, the Plan gives encouragement to a continuance of existing shopping facilities within villages and small corner shops in residential areas.

3.21 Support is given to new neighbourhood shopping facilities at Ruthven Park (Western Edge) in Perth, within the Almond Valley and Oudendarde new villages and in Kintillo, St Madoes, Inchture and Luncarty, where shopping facilities are poor in relation to recent growths in population.

## **Industry and Business**

- 3.22 The general objective of the Plan is to provide adequate industrial and business land, which is a basis for economic growth and job creation in Perth and the surrounding area. The majority of new land will be in, or on, the edge of Perth. The Plan makes provision for 22 ha of general industrial land in accordance with the Structure Plan (see Proposal 10 and Opportunity 5). However, much of this land is not immediately available and requires to be serviced.
- 3.23 The Plan makes a distinction between general industrial land and the needs of business uses, which includes office use, light industry etc. Development of Broxden as a Corporate Park for high amenity office and associated uses is highlighted in the Plan.
- 3.24 Major industrial and business sites are allocated around the bypass, since this reflects the availability of either flat or high amenity land, with good accessibility to the road network. The Council would support the erection of a new Transportel at Inveralmond.
- 3.25 The previous Local Plan had a specific policy to protect land uses in the harbour area and the growth of the importance of the harbour in recent years means that such a policy should remain.
- 3.26 The issue of the needs of rural industry also needs to be addressed in the Plan, at both the small scale and at the larger scale where it is proposed to investigate further the industrial and business potential of Bridge of Earn Hospital and adjacent land in association with the new village proposal and at Errol Airfield.
- 3.27 The Structure Plan also makes reference to the need to identify high amenity sites for high technology uses. Sites within Perth, particularly at Broxden and at Bridge of Earn, may be suitable for this purpose.

## **Open Space, Recreation and Tourism**

- 3.28 The Plan recognises the need for making generous opportunities for recreation and open space for both functional and visual reasons in Perth City and the villages. In Perth City, the proposals aim at improving the quality of recreational land and open space with particular attention being given to footpath and cycleway provision, improvements to the Town Lade and an urban tree planting scheme particularly on the southern edges of the city. In villages, recreation facilities tend to be adequate, with the exception of Bridge of Earn where a new public park is proposed.
- 3.29 In all new housing areas the District Council will be seeking adequate play, open space and landscaped areas. The provision of landscaped areas, footpaths and open space will be a key to the success of the Almond Valley and Oudenarde new villages.
- 3.30 In the Landward Area, a key element will be recreational provision, where specifically in Areas of Great Landscape Value it is proposed to improve access

to hill land and the valley of the River Tay for informal recreation for both locals and visitors.

- 3.31 The Perth Area is already important for tourism due to the attractiveness of the countryside and major tourist attractions such as Scone Palace. Encouragement will be given to the provision of an additional golf course open to the general public to the west of Perth and to a further touring caravan site in the vicinity of the city.
- 3.32 The Council wishes to promote Perth as a tourist destination and although further facilities are likely to be concentrated in the city centre, the entire image of the city is important as a tourist attraction. The Council is seeking a high quality hotel/conference centre and several alternative sites are identified in the Plan.
- 3.33 The need to encourage the development of services in the by-passed communities to the north of Perth means that roadside service facilities on the A9 in this Local Plan area should be resisted.

### **Community Facilities**

- 3.34 The Local Plan needs to make provision for a wide range of community facilities which are provided by a variety of public and other bodies.

### **Environment and Conservation**

- 3.35 The Plan recognises the need to protect the natural and built environment in the Perth area, which contributes so much to the quality of life of both residents and visitors, but balanced with the legitimate needs for development.
- 3.36 The Plan suggests there is a need to maintain and extend the Area of Great Landscape Value around Perth so as to prevent development and encourage landscape improvement and recreation. The Plan also addresses the need to protect other important areas such as part of a National Scenic Area and a significant number of Historic Gardens and Designed Landscapes defined by the former Countryside Commission for Scotland.
- 3.37 The Plan seeks to protect sites of nature conservation interest and gives support to the creation of a Local Nature Reserve in the Tay Estuary.
- 3.38 The Plan seeks to protect sites and areas of archaeological significance.
- 3.39 The Plan contains a significant number of Conservation Areas in both Perth City and surrounding villages. These areas need to be protected and enhanced and there is a need to consider new or extended Conservation Areas in the villages of Dunning, Abernethy and Errol.
- 3.40 Although tree planting and commercial afforestation are not subject to planning control, those activities can have a significant impact on the landscape and local economy. The Regional Council has prepared an Indicative Forestry Strategy for Tayside, which has been incorporated into the Structure Plan. The Strategy

encourages afforestation on lower ground and on better agricultural land than before and this may result in both positive and negative impacts on the landscape of the Plan area. In consultation with the Forestry Authority the District Council has prepared an initial strategy for Community Woodlands intended to provide improved woodland recreational facilities around Perth and the other settlements in the Local Plan area.

- 3.41 The District has an existing mineral policy, which is likely to be reviewed during the Plan period and this will include the consideration of the issue of a new hard rock quarry in the Perth area. When Perth quarry reaches the end of its working life its future use and treatment will be an issue.

### **Transport and Communications**

- 3.42 Roads are a Regional/Central Government responsibility but relevant to Local Plan land use proposals. The Plan records existing roads proposals and makes Recommendations to the appropriate bodies. The District Council believe that action is necessary to ease congestion in the town centre and open up development on the east of the river. The Plan supports the Regional Council's PATLUS investigations, but it is recommended that a new bridge over the River Tay north of Perth town centre is required. This may have implications for the trunk road system and, in any event, bypasses for villages on the A94 are desirable. The District Council has no power to identify a line for the new bridge at the present time, but will continue to protect from development land within its own control which may be required to give effect to a future scheme.
- 3.43 The Scottish Office is proposing improvements to the A90 between Perth and Dundee as part of a Route Action Plan. The plan will upgrade the route to near motorway standard by closing all but emergency central reserve gaps and the construction of 4 new grade separated interchanges. The District Council believes that new sections of road linking Inchyra Road with the Glencarse / St Madoes interchange and Westown / Kinnaird with the Inchmichael interchange should be provided as part of the improvements.
- 3.44 The Regional and District Council's policies resist roadside development on the strategic road network (see paragraph 3.33) however, both Councils have agreed that there should be a major roadside facility on the A90 at Inchmichael subject to the junction improvements mentioned in paragraph 3.43 being provided.
- 3.45 The Plan also identifies roads required to assist other Local Plan aspirations, in particular to open up the Almond Valley Village, the west-end of Inveralmond Industrial Estate and the north side of Broxden.
- 3.46 Discussions with British Rail do not indicate that the size and growth of Perth and the surrounding area justifies investment in rolling stock or passenger stations for the foreseeable future. This matter should be kept under review, with a view to future improvements in commuter rail facilities in the Perth area.
- 3.47 It seems clear that bus services have the greatest scope for responding to changes in demand for public transport, to serve the development of new housing areas and settlements.

3.48 Walkways and cycle-ways are primarily discussed in paragraphs 3.28 and 3.29. There is, however, a particular gap in the network in relation to trunk roads, which is the lack of a safe pedestrian crossing over the western bypass at Inveralmond Industrial Estate.

## **4.0 MONITORING AND REVIEW OF THE PLAN**

4.1 There is a statutory requirement on the District Council to review Local Plans and a need to monitor the effectiveness of the Plan in order to gauge when a review is necessary. It is proposed to produce frequent monitoring reports on the Local Plan which will assess:

{ *External changes affecting the context of the Plan.*

{ *Emerging new planning issues.*

{ *Progress in implementation of proposals.*

{ *Effectiveness of development control policies.*

{ *Identification of locations under pressure.*

{ *The effect of the Plan on the ground in terms of built development.*

4.2 Local Plan requirements in respect of land for housing and industrial development are set out in the Structure Plan and can be expressed in numerical terms. Particular attention will therefore be given to monitoring the uptake of such land, together with additional "windfall" sites which become available to ensure that overall targets are met and that an acceptable 5 year supply of land for these uses is maintained at all times.

## **LANDWARD AREA**

## **BACKGROUND POLICIES**

### **General Policies**

POLICY 1: Developments in the landward area, as shown in Proposals Map A on land which is not identified for a specific policy, proposal or opportunity will generally be restricted to agriculture, forestry or recreational and tourism projects and operational developments including telecommunications development for which a countryside location is essential. Developments will also be judged against the following criteria:-

- { *The site should have a good landscape framework within which the development can be set and, if necessary, screened completely.*
- { *In the case of built development the scale, form, colour and design of development should accord with the existing pattern of building.*
- { *The development should be compatible with its surroundings in land use terms and should not cause unacceptable environmental impact.*
- { *The local road network should be capable of absorbing the development and a satisfactory access onto that network provided.*
- { *Where applicable, there should be sufficient spare capacity in local services to cater for the new development.*
- { *The site should be large enough to accommodate the development satisfactorily in site planning terms.*
- { *The need to accommodate development as part of the ongoing requirements of existing commercial land uses in the countryside.*

POLICY 2: There will be a presumption against consent for built development adjoining those settlements, which are the subject of Inset maps.

### **Telecommunications Development**

POLICY 3: Telecommunications development will be considered to comply with Policy 1 if it satisfies the following criteria:-

- { *There is an established operational need for the development.*
- { *There are no satisfactory alternative sites available.*
- { *There is no reasonable prospect of sharing existing facilities.*
  
- { *In the case of radio masts there is no reasonable possibility of erecting antenna on an existing building; and*

{ *The development satisfies the first six criteria listed in Policy 1, subject to technical and operational considerations.*

### **Pipeline Consultation Zones**

POLICY 4: The Proposals and Inset Maps identify pipeline consultation zones where the District Council will seek the advice of the Health and Safety Executive (H.S.E) or the Central Scotland Water Development Board on development proposals. The District Council will also seek the advice of the H.S.E on the suitability of any proposals for a new notifiable installation within the Plan area or any proposal for development within the consultation distance of any other notifiable installation.

## **RURAL LAND USES**

### **Agriculture**

POLICY 5: The District Council will support agriculture remaining as a major land use and source of employment in the Plan area and there will be a presumption against the use of prime quality agricultural land for irreversible development.

### **Agricultural Diversification**

POLICY 6: Encouragement will be given to farmers wishing to diversify their businesses, particularly where this will generate additional local employment, will provide additional tourist facilities or accommodation, or re-use existing buildings, provided proposals are compatible with other Landward Area policies (particularly Policy 35).

### **Forestry**

POLICY 7: The District Council will support proposals for afforestation in the Plan area which are in accordance with the Regional Council's Indicative Forestry Strategy and are compatible with the Environment and Conservation policies contained in this Plan.

POLICY 8: Within areas of Great Landscape Value tree planting should be undertaken in such a way to compliment the landscape and increase opportunities for informal recreation. On Kinnoull and Moncrieffe Hills native tree species will be favoured. In the Tay Valley and at Bertha Park the maintenance of the broadleaved woodland will be encouraged. To the south west of Perth where the character depends on Scots Pine plantations, the further planting of Scots Pine will be encouraged.

POLICY 9: The District Council and the Forestry Authority will encourage the provision of Community Woodland schemes in the Local Plan Area which accord with the agreed strategy.

### **Minerals**

POLICY 10: The District Council's existing Policy on Minerals will apply throughout the Plan area. Within Areas of Great Landscape Value, the National Scenic Area, Historic Gardens and Designed Landscapes and the settings and archaeological landscapes associated with Scheduled Ancient Monuments there will be a particular presumption against the extraction of minerals.

## **ENVIRONMENT AND CONSERVATION**

### **Areas of Great Landscape Value**

POLICY 11: It is the policy of the District Council to protect and enhance the environment of the Areas of Great Landscape Value primarily by protecting the natural and man-made features of the landscape and seeking to improve amenity and landscape.

POLICY 11 A: No further development which would lead to the coalescence of Perth and New Scone will be permitted in order to preserve the separate identity of New Scone, safeguard the Area of Great Landscape Value and protect the setting of Perth.

POLICY 12: There will be presumption against built development within the AGLV, except for development necessary for operational need. Applications for radio or other masts on hill tops within the AGLV will only be permitted in the most exceptional circumstances having regard to the provisions of Policy 3, preference will be given to locations on Kirkton Hill.

POLICY 13: The Council will closely monitor felling licence applications for the removal of trees and "woodland grant scheme " applications for tree planting in accordance with its consultation agreement with the Forestry Commission.

POLICY 14: The Council will seek to carry out physical improvements where it has the financial resources so to do.

POLICY 15: The Council will draw up and publicise voluntary guidelines for landscape management for those changes and developments, which do not require planning permission.

*Note:- Policy 30 and Proposal 1 refer to recreation policies and proposals within the AGLV.*

### **National Scenic Area**

POLICY 16: The Council will oppose developments, which would have an adverse impact on the landscape and amenity of the National Scenic Area.

### **Historic Gardens and Designed Landscapes**

POLICY 17: The District Council will protect and seek to enhance the Historic Gardens and Designed Landscapes shown in Proposals Map A and to any others which may be identified by Historic Scotland and Scottish Natural Heritage during the Plan period.

### **Tree Preservation Orders**

POLICY 18: The District Council will serve Tree Preservation Orders where trees are under apparent risk in order to protect environmentally important groups of trees.

### **Nature Conservation**

POLICY 19: The District Council will not grant consent for, or support, development which would damage the integrity of Sites of Special Scientific Interest, designated Scottish Wildlife Trust Sites or other sites of natural history interest.

POLICY 20: The District Council will pursue the investigation, with other interested parties, of the creation of a Local Nature Reserve within the Tay estuary.

### **Archaeology**

POLICY 21: The District Council will safeguard the settings and archaeological landscapes associated with Scheduled Ancient Monuments (protected under the Ancient Monuments and Archaeological Areas Act 1979).

POLICY 22: The District Council will seek to protect unscheduled sites of archaeological significance. Where development is proposed in such areas there will be a strong presumption in favour of preservation in situ and where in exceptional circumstances preservation of the archaeological features is not feasible the developer, if necessary through appropriate conditions attached to planning consents, will be required to make provision for the excavation and recording of threatened features prior to development commencing.

POLICY 23: Where it is likely that archaeological remains may exist the prospective developer will be required to arrange for an archaeological evaluation to be carried out by a professionally qualified archaeological organisation or archaeologist before the planning application is determined.

### **Conservation Areas**

POLICY 24: Proposals Map A identifies existing Conservation Areas whose architectural or historic character will be retained. Infill and other development will only be permitted where it would not affect the character or amenity of the Conservation Areas.

### **Listed Buildings**

POLICY 25: There will be a presumption against the demolition of Listed Buildings and a presumption in favour of consent for development involving the sympathetic restoration of a Listed Building, or other buildings of architectural value. The setting of Listed Buildings will also be safeguarded.

## **TOURISM AND RECREATION**

## **General Policy**

POLICY 26: There will be a presumption in favour of tourist related developments which improve the range and quality of tourist attractions provided these are consistent with other Local Plan policies, particularly those related to agriculture, Areas of Great Landscape Value, sites of nature conservation interest and Listed Buildings.

## **Caravan Sites**

POLICY 27: The District Council will support the development of a further site for touring caravans in the vicinity of Perth provided this is consistent with other landward policies, but there will be a presumption against the development of further static caravan sites in the Plan area.

## **Chalets**

POLICY 28: There will be a presumption in favour of chalet developments in the Plan area, with the exception of Areas of Great Landscape Value the National Scenic Area and Historic Gardens and Designed Landscapes, which are in accord with the District Council's Chalet policy.

## **Golf Course Provision**

POLICY 29: The District Council will support the development of a new golf course open to the general public on the west side of Perth. The development may include associated facilities (but not housing) provided that the overall development does not involve the irreversible use of prime agricultural land and is consistent with other Landward Area policies.

## **Public Access and Informal Recreation**

POLICY 30: The District Council will seek to improve public access to the countryside and informal recreational provision, particularly adjacent to Perth city, within the Areas of Great Landscape Value and along the banks of the Tay. In particular, the District Council will seek to secure by agreement:-

- { *A footpath link between the existing Forestry Commission walks in Deuchny Woods and the summit of Murrayshall Hill.*
- { *A footpath from Perth downstream along the north bank of the Tay.*
- { *Improved public access to Moncreiffe Hill.*

## **Public Access and Informal Recreation**

PROPOSAL 1. The District Council will undertake the following improvements:-

Site Ref	Location	Proposal	Implementing Body
T1	Hilton Hill	Improve public access, interpretation & landscaping	District Council
T2	Kinnoull Hill	Improve public access, interpretation & landscaping	District Council

## HOUSING

### Housing in Small Settlements

POLICY 31: Within the boundaries of the small settlements shown as part of Proposals Map A there will be a presumption in favour of additional individual or small groups of houses or the conversion of non-domestic buildings to form houses subject to satisfactory scale, form, colour, design and siting of the proposals and to the availability of access and services.

### Housing in the Countryside

POLICY 32: The District Council's District wide policy on Housing in the Countryside will apply within most of the Landward Area. Within Areas of Great Landscape Value, the National Scenic Area and the Historic Gardens and Designed Landscapes there will be a presumption against new houses except on the basis of operational need, but encouragement will be given to the restoration and conversion of buildings to form new houses.

*Note: Details of the Housing in the Countryside Policy (revised May 1994) are contained in Annex 1.*

### Housing Proposals

*Note: Policy 43 on open space standards will apply to all new housing developments in the Plan area.*

PROPOSAL 2: The District Council will support the following sites being developed for housing purposes to meet the additional allocations required by the Structure Plan:-

Site Ref	Location	Numbers	Developer
H1	Ardargie House	12 (40 in total)	Private
ALT H12	Grange	80	Private

OPPORTUNITY 1: The District Council will encourage the development of the following housing opportunity subject to the necessary infrastructure improvements being carried out and a design brief being prepared for the site:-

Site Ref	Location	Numbers	Type of Development
H2	Former airfield at Clathymore	to be determined by design brief	Private
ALT H9	Balgowan Sawmills	to be determined by design brief	Private

### **Clathymore (Site H2)**

POLICY 33: The District Council, in conjunction with landowners and other interested parties will produce a design brief for Clathymore relating closely to the derelict former airfield area.

*Note : Policy 34 is deleted as a result of Alteration No 1 – Housing Land.*

## **BUSINESS AND INDUSTRY**

POLICY 35: Encouragement will be given to proposals to re-use redundant buildings for business, industrial or tourist related development providing:-

- { *The site planning is satisfactory.*
- { *The existing buildings are of suitable structural and architectural quality.*
- { *The proposal does not conflict with any other policies or proposals contained in the Local Plan.*
- { *The proposal will not detrimentally affect the amenity of the countryside.*
- { *Satisfactory access to the public road network can be provided.*
- { *The proposal will not affect the viability of any agricultural unit or operation.*
- { *Any extensions required to accommodate the new use are in keeping with the scale of the existing building.*

### **Walnut Grove (Site Bi1)**

PROPOSAL 3: The District Council will support the erection of either an office headquarters building or the development of the site for a single, high amenity high technology user.

*Note : Policy 36 is deleted as a result of Alteration No 1 – Housing Land.*

### **Errol Airfield (Site Bi3)**

POLICY 37: The District Council will investigate the potential of this former airfield for industrial, business and aviation uses.

## **ROADS AND TRANSPORT**

### **Roadside Services**

POLICY 38. The District Council will not support proposals for roadside service facilities on or adjacent to the A9, M90 and A90 (except Proposal 5 site RF1) except where there is an identifiable and overriding need.

### **P.A.T.L.U.S Study**

POLICY 39: The District Council supports Tayside Regional Council's Perth Area Transportation and Land Use Study (PATLUS) investigations with a view to relieving the congestion at the Perth Bridges.

### **A90 - Improvements**

PROPOSAL 4: The Scottish Office proposes to improve safety on the A90 by creating three grade separated junctions at Glendoick, Inchmichael and Inchtute and by closing other junctions.

### **A90 - Roadside Services**

PROPOSAL 5: The District Council will support the following site being developed as a comprehensive roadside facility:-

Site Ref	Location	Proposal	Developer
RF1	Horn Farm, Inchmichael	Comprehensive roadside services facility in association with the construction of a new grade-separated junction	Private

### **Cycle Routes**

POLICY 40: The District Council will support the creation of Perth to Dundee, Perth to Inverness and round Perth cycle routes using minor roads and cycleways.

### **Recommendations**

The District Council recommends the following road schemes to the Scottish Office and Tayside Regional Council:-

Ref	Location	Recommendation
REC 1	Tarsappie	A slip road be provided from the M90 to Edinburgh Road / Rhynd Road

Ref	Location	Recommendation
REC 2	River Tay, north of Perth Town centre	A new bridge, including Scone bypass
REC 3	A94 at Balbeggie & Burrelton	Provision of bypasses
REC 4	A90 Perth-Dundee	Provision of new roads linking Inchyra with the St Madoes interchange & Westtown / Kinnaird with Inchmichael interchange as part of A90 Route Action Plan

## INFRASTRUCTURE

### Private Drainage

POLICY 40 A: Proposals for individual septic tanks, bio-disc units or similar treatment facilities will not normally be acceptable in unsewered settlements, sewer areas or immediately adjacent to sewer areas, except in the following circumstances:

1. Where development proposals are for up to five houses (or house equivalents) in settlements identified in Proposals Map A where the population is not more than 500 and where there is an embargo on further development resulting from a lack of public sewerage infrastructure in small settlements, or for a building group defined in the housing in the countryside policy, a septic tank, bio-disc unit or similar will be acceptable providing all the following criteria are met:
  - { There is no public sewerage system which is accessible at reasonable cost or the existing public sewerage system is operating at capacity and there is no programmed improvement for it;
  - { The proposed septic tank, bio-disc, or similar, and associated soakaway be within the application site and be no less than 15 metres from adjoining habitable properties and no less than 5 metres from the application site boundaries for single houses; and
  - { The developer enters into a Section 75 or similar agreement, if required, to ensure that the following matters are safeguarded as necessary:
    - I. The septic tank, bio-disc, or similar, serving one or more properties, will remain within the developer's ownership or a single ownership; and
    - II. A connection to the public sewerage system will be made at the developer's or owner's expense if and when the Planning Authority is advised by the Water Authority capacity is available; and
    - III. Provision is made to ensure the continued maintenance of the wastewater treatment plan or similar; and

- IV. The sewerage system is constructed to a specification acceptable for adoption by the Water Authority in order to ensure connection to the public system when capacity becomes available.
2. Where development proposals are for six or more houses or house equivalents in any settlement identified in Proposals Map A with an embargo on development due to a lack of public sewerage infrastructure, private sewerage arrangements will only be acceptable where:-
- { The scheme is constructed to meet the full requirements of the guidance notes for developers published by NOSWA from time to time.
  - { The developer enters into a Section 75 or similar agreement, if required, to ensure that adoption by the drainage authority takes place.

*Note: See also POLICY 79 page 49.*

### **Recommendations**

The Council recommends that the North of Scotland Water Authority give priority to investment in:

Ref	Location / Scheme	Recommendation
REC 5	{ Perth City	{ To ensure sufficient drainage exists to allow continued development in Perth City and in particular to remove constraints in the Inveralmond and Broxden areas.
REC 6	{ Almondbank / Inveralmond Trunk Sewer	{ To ensure development of Almond Valley.
	{ Almond Valley / Water Supply Augmentation	{ To ensure development of Almond Valley.
	{ Errol Wastewater Treatment Plant	{ To allow development in Grange and Errol and safeguard the environment
	{ Bridge of Earn Wastewater Treatment Plant	{ To ensure development of Oudenarde
	{ Stanley / Luncarty Trunk Sewer	{ To allow development in Stanley
	{ Scone Wastewater Treatment Plant.	{ To allow for longer term development
	{ Scone Water Supply Augmentation	{ To allow for longer term development

# PERTH CITY

## HOUSING

### General Residential and Background Policies

POLICY 41: Proposals Map B identifies areas of residential and compatible uses where existing residential amenity will be retained and where possible improved. Where sites in other uses become available for development, housing will generally be the most obvious alternative use. Some scope may exist for infill development, but only where this will not significantly affect the density, character or amenity of the area concerned. Small areas of private and public open space will be retained where they are of recreational or amenity value to their surroundings. Change of use to hotel, boarding and guest house use will be permitted normally only on the main radial routes in the city.

POLICY 41 A: The Council will seek to achieve the highest possible provision of affordable housing in areas of particular need, including the major development sites at Inveralmond and Almond Valley, subject to the availability of resources from Scottish Homes and other agencies.

POLICY 42. Ancillary development such as corner shops and community facilities will be permitted in residential areas providing the character or amenity of the area is not damaged by the development.

POLICY 43. The District Council will seek the provision of appropriate areas of amenity and recreational open space as an integral part of new housing development.

Recreational open space should, in general meet the standards of the National Playing Fields Association of 2.43 ha per 1,000 population, and should also comply with the District Council's approved policy relating to the provision of play space.

The appropriate level of amenity space will need to be assessed for each site, having regard to factors which will include the size and density of the development, the physical characteristics of the site including features to be retained, the character of the surrounding area, and the existing amenity provision in the vicinity.

In exceptional circumstances it may be appropriate for open space provision to be made on land outwith the development site; in such cases the District Council may seek a financial contribution from the developer. Where open space provision is required within a development site to make good a deficiency elsewhere the District Council will be prepared to make an appropriate financial contribution.

Satisfactory arrangements will need to be made for the maintenance of areas of open space; the District Council will be prepared to enter into maintenance agreement with developers.

### Housing Sites

PROPOSAL 6. The District Council will encourage the implementation of the following planning consents for housing:

Site Ref	Location	Numbers	Developer
H3	Crieff Road	59 Houses	Perth Housing Association
H4	Dundee Road	18 houses	Private
H5	Dunkeld Road	104 houses	Private*
H6	Fairfield Urban Renewal	367 houses	Fairfield Trust
H7	Florence Place	36 houses	Private
H8	Glover Street	16 houses	Private*
H9	Needless Road	100 houses	Private*
H10	Old High Street	28 houses	Housing Association*
H11	Primrose Crescent	250 houses	Private*
H12	Ruthven Park North	256 houses	Private
H13	Ruthven Park South	175 houses	Private

Note: \* these sites are already counted towards Structure Plan targets at June 1992, H5 is only counted as containing 17 houses.

PROPOSAL 7: The District Council will support the development of the following sites for housing purposes to meet the additional allocations required by the Structure Plan:-

Site Ref	Location	Numbers	Developer
H14	Church Street	6 houses	
H15	Craigie Knowes	50 houses (with associated tree planting)	Private
H16	Cromlix Road	56 houses	Housing Association

Site Ref	Location	Numbers	Developer
----------	----------	---------	-----------

H17	Fairies Road	50 houses	
H18	Fechney Buildings	52 houses	Housing Association *
H19	Florence Place	30 houses	
H20	Gleneagles Road	39 houses	Housing Association
H21	South Inch Terrace	120 houses	Private*
H22	Tulloch Works	100 houses	
H23	Tulloch Road	36 houses	
ALT H1	Inveralmond, Perth	250	Private

Note \* site with planning consent

OPPORTUNITY 2. The District Council will encourage the development of the following housing opportunities to meet future housing needs and subject to the necessary infrastructure improvements being carried out:-

Site Ref	Location	Numbers	Comment
H24	Almond Valley Village	To be determined by master plan	Long term proposal
H25	Broxden	To be determined by design brief	Subject to development of Corporate Park & provision of link road
H26	Crieff Road	25 houses	Subject to relocation of existing haulage yard
H27	Huntingtower Bleach Works	35 houses	

### **Design Briefs**

POLICY 44: The District Council in conjunction with landowners and other interested parties will produce design briefs for following housing sites:-

- { H17 - Fairies Road
- { H25 - Broxden

### **Almond Valley Village (Site H24)**

POLICY 45: The District Council, in conjunction with landowners, the local community, statutory and non statutory bodies and other interested parties will prepare a master plan for the development of Almond Valley Village. The master plan will set out guidelines for the development and specifically for the mix and distribution of land uses, for the densities, mix and tenure of housing, for road layouts, footpath routes and landscaping and for the phasing of construction. In the light of the flood experience of 1993, the District Council is concerned about the possibility that floods of greater severity could affect the site and intends therefore to take advice on the adequacy of the proposed flood protection in the context of an examination of acceptable risk. The Council will require the developer, through a Planning Agreement, to provide Primary School facilities to serve new development at Almond Valley.

## SHOPPING

### General Policies

POLICY 46: Proposals Map B identifies both major retail areas and neighbourhood shopping centres. Retail developments of more than 1000 m<sup>2</sup> gross outwith these areas will not be in accordance with the Local Plan. An Article 4 Direction relating to retail use applies in Dunkeld Road and planning permission is required for a change of use from car showroom to shop in this area.

POLICY 47: Within neighbourhood shopping centres, changes of use away from retailing will be discouraged unless it can be demonstrated that the proposal would not be detrimental to the character, vitality and viability of the centre.

### Retailing Sites

PROPOSAL 8: The District Council will support the following improvements to shopping areas:-

Site Ref	Location	Proposal	Implementor
S1	St Catherine's Rd	Implementation of the remainder of the retail park consent	Private Sector
S2	North Muirton	Examine the opportunities to improve the appearance and trading of this shopping centre.	District Council / Private Owners
S3	Craigie Cross	Examine the opportunities for improving its appearance and function.	District Council / Private Owners

OPPORTUNITY 3: The District Council will encourage the development of the following shopping opportunities:-

Site Ref	Location	Opportunities
S4	Almond Valley Village	Neighbourhood shopping centre with community facilities
S5	Edinburgh Road	Extension to Tesco's superstore providing total gross floorspace does not exceed 4,500 m <sup>2</sup> .
S6	West Mains Avenue	Neighbourhood shopping centre with community facilities.

## BUSINESS USES

### General Policy

POLICY 48: Proposals Map B identifies areas for business uses which are generally defined by Classes 4 and 6 of the 1997 Use Classes (Scotland) Order and include: light industry, offices, storage and distribution. Within these areas retail uses, except for the sale of motor vehicles, will not be in accordance with the Local Plan. The development of hotels in business areas may be considered acceptable on visually attractive sites on the main radial routes within the city unless the development would conflict with the Roadside Services Policy (Policy 69). The following factors will be taken into account in considering new proposals in business areas:

- { *Business uses should be compatible with the amenity of adjoining residential areas.*
- { *Business uses should contain a high proportion of landscaping and open space. Support will be given to business uses, which encourage this.*
- { *Business proposals should only generate traffic appropriate to their location.*

### Business Sites

PROPOSAL 9: The District Council will support the following sites being developed for business uses to meet the requirements of the Structure Plan and in particular to provide high amenity sites for single users:-

Site Ref	Location	Proposal	Developer	Extent
B1	Arran Road	8 Business units	Private	0.5 ha

Site Ref	Location	Proposal	Developer	Extent
B2	Broxden South	Offices, high technology and compatible	Private/Public	27 ha

		uses, high quality hotel & conference centre set in a high quality landscape. The existing steading / horse mill should be retained.		
B3	Highland House	General Business Uses	Private	0.8 ha
B4	Inveralmond	Car Showroom & Garage	Private	1.78 ha
B5	Pitheavlis	Offices, high technology and compatible uses, set in a high quality landscape.	Private	5.5 ha
B6	Pinmill	General Business/Light Industrial Units	Private/Public	0.8 ha
B7	Broxden (North)	Offices, high technology & compatible uses. Set in a high quality landscape.	Public	7.0 ha
B8	Highland Mart	Business Park	Public	3.5 ha

OPPORTUNITY 4: The District Council will encourage the development of the following sites for business uses to meet the requirements of the Structure Plan and in particular to provide high amenity sites for single users:-

Site Ref	Location	Suitable for	Extent
B9	Arran Road	General business uses	5.7 ha
B10	Bogle Bridge	General business uses, including car showroom.	2.0 ha
B11	Edinburgh Road	Offices, general business uses.	1.7 ha
B12	Hillside Hospital	High quality hotel, conference centre or other prestigious use.	1.7 ha
B13	Inveralmond	General business uses.	15.0 ha
B14	Inveralmond East	General business uses.	4.5 ha
B15	Newton of Huntingtower	Business or recreational use	6.1 ha

## INDUSTRIAL USES

### General Policies

POLICY 49: Proposals Map B identifies areas of industrial uses. Within these areas business and industrial uses will be considered acceptable providing the use is not detrimental to the amenity of the surrounding area. Retail use will be excluded.

POLICY 50: Within areas considered acceptable for industrial uses encouragement will be given to the provision of accommodation for small firms.

### **Harbour Uses**

POLICY 51: Proposals Map B identifies an area allocated for harbour related uses and within this area encouragement will be given to the development of the harbour function and activities which will assist the growth of the harbour. Non harbour uses will be discouraged.

### **Industrial Estates and Sites**

PROPOSAL 10: The District Council will support the development of the following sites for industrial uses:-

Site Ref	Location	Proposal	Developer	Extent of Site
Ind 1	Friarton	Recycling plant	District Council	4.3ha
Ind 2	Ladeside	Industrial Units	Private	0.5 ha

OPPORTUNITY 5: The District Council will encourage the development of the following sites for industrial uses:-

Site Ref	Location	Opportunity	Developer	Extent of Site
Ind 3	Inveralmond	Extension to Industrial Site (including development of Transportel)	Private / Public	16.2 ha
Ind 4	Friarton	Expansion of industrial uses	Private / Public	1 ha

## **OPEN SPACE AND RECREATION**

### **General Policy**

POLICY 52: Proposals Map B identifies major areas of public and private open space and recreation, which are to be retained. Any development proposals, which erode

these areas, will be resisted. Encouragement will be given to proposals that would improve these areas.

### **Agriculture**

POLICY 53: Inset Map B identifies land, which should remain in agricultural use.

### **Open Space Landscape and Recreation Schemes**

PROPOSAL 11: The District Council will support the following open space, landscape and recreation schemes:-

Site Ref	Location	Proposal	Implementing Body
01	Bellwood Park	Develop Riverside Park	District Council / Others
02	Ruthven Park	New Public Park	District Council
03	Tulloch Field	New Public Park	District Council
04	Crematorium	Gardens of Rest & Chapel of Remembrance	District Council
05	Wellshill Cemetery	Extension of cemetery	District Council
06	Moncreiffe Island	Landscape improvements	District Council
07	South Inch Car Park	Extend landscape and resurface	District Council / Others
08	St Magdalene's Hill	Walks, tree planting	District Council
09	Centre of North Muirton	Landscaping & improvements	District Council
010	North Inch/North Muirton	Football pitches and changing facilities, landscaping and improvements to walk & cycleway	District Council
011	Lade	Structural repairs, environmental improvements, footpath / cycleway	District Council / Others
012	Scouring Burn	Footpath / cycleway & landscaping	District Council
013	Craigie Burn	Environmental Improvements	District Council / Others

Site Ref	Location	Proposal	Implementing Body
014	Old Gallows Road	Convert road to footpath and landscape	Regional and District Council
015	South Bank of Almond	Riverside footpath/ cycle way and	District Council / Others

		landscaping	
016	Tinkers Loan	Footpath improvement	District Council
017	West Bank of Tay	Informal recreation and landscaping improve footpath/cycleway	District Council / Others
018	Willowgate	Improve right of way	District Council
019	Almond Valley Village	Open space provision as part of village	Village Developers
020	Gowans Terrace	Athletics Stadium	Regional Council
021	Manson Crescent	Development of play space	District Council
022	Primrose Crescent	Informal Football Ground	Private

Note:- 010, 012, 015 and 017 are part of round Perth cycle route see Policy 68.

OPPORTUNITY 6: The District Council will encourage the development of the following areas of open space:-

Site Ref	Location	Opportunity	Developer
023	Broxden Corporate Park	Public open space	Private / Public
024	Willowgate	Informal open space	Private / Public
025	Fairfield	Public open space	District Council

## ENVIRONMENT AND CONSERVATION

### Area of Great Landscape Value

POLICY 54: Proposals Map B identifies an Area of Great Landscape Value where there will be a presumption against built development. Encouragement will be given to sensitive tree planting schemes, improved public access and informal recreational provision.

### Nature Conservation

POLICY 55: The District Council will not grant consent for, or support, development which would damage the integrity of Sites of Special Scientific Interest, designated Scottish Wildlife Trust Sites or other sites of natural history interest.

## **Trees**

POLICY 56: Proposals Map B identifies areas where existing tree cover should be maintained and enhanced. Encouragement will be given to tree planting within the city. The District Council will develop a Community Woodland Strategy in consultation with the Forestry Commission and public.

POLICY 57: Proposals Map B identifies existing Tree Preservation Orders. The District Council will serve Tree Preservation Orders where trees are under apparent risk in order to protect environmentally important groups of trees.

## **Planting**

PROPOSAL 12: The District Council will carry out the following tree planting scheme:-

<b>Site Ref</b>	<b>Location</b>	<b>Proposal</b>
E1	Friarton	Amenity tree planting

OPPORTUNITY 7: The District Council will encourage the following tree planting schemes:-

<b>Site Ref</b>	<b>Location</b>	<b>Improvements</b>
E2	Edinburgh Road	Further tree planting
E3	Tarsappie	Tree planting
E4	Inveralmond/ Almond Valley	Tree belts
E5	Fairfield	Amenity tree planting / landscaping

## **Conservation Areas**

POLICY 58: Proposals Map B identifies existing Conservation Areas where the architectural or historic character will be retained. Additional Article 4 Directions will be sought to provide additional controls where they are felt to be necessary. The scope for enhancement schemes will be investigated and progressed where appropriate.

## **Listed Buildings**

POLICY 59: There will be a presumption against planning consent for the demolition of Listed Buildings and a presumption in favour of consent for development involving the sympathetic restoration of Listed Buildings, or other buildings of architectural value. The setting of Listed Buildings will also be safeguarded.

## **Archaeology**

POLICY 60: The District Council will safeguard the settings and archaeological landscapes associated with Scheduled Ancient Monuments (protected under the Ancient Monuments and Archaeological Areas Act 1979).

POLICY 61: Proposals Map B indicates Areas of Archaeological Significance where the District Council will seek to protect archaeological remains from avoidable disturbance. Where development is proposed in such areas, encouragement will be given to approved investigators excavating and recording archaeological features before development takes place. If necessary appropriate conditions will be attached to planning consents. The District Council will also seek to protect other sites of archaeological interest, which may be discovered. Where it is likely that archaeological remains may exist, the prospective developer will be required to arrange for an archaeological evaluation to be carried out by a professionally qualified archaeological organisation or archaeologist before the planning application is determined.

## **Historic Gardens and Designed Landscapes**

POLICY 62: The District Council will protect and seek to enhance the Historic Garden and Designed Landscape shown on Proposals Map B.

## **Areas for Further Study**

POLICY 63: The District Council in association with other bodies will carry out further studies to determine the best arrangement of land uses for the following areas:-

Site Ref	Location	Issues
E6	North Muirton	Land in District Council ownership, which will be held meantime pending the outcome of the PATLUS investigations.
E7	Perth Quarry	The District Council in association with the landowner will carry out a study of possible further uses (including deeper quarry working).
E8	Inveralmond	The District Council, Scottish Enterprise Tayside and the landowners are carrying out a study of future uses for the former Dewars bottling plant and land to the south of the railway. It is likely that replacement uses will comprise a mixed residential and business development.

## **Pipeline Consultation Zones**

POLICY 64: Proposals Map B identifies pipeline consultation zones where the District Council will seek the advice of the Health and Safety Executive (H.S.E) or the Central Scotland Water Development Board on development proposals. The District Council will also seek the advice of the H.S.E on the suitability of any proposals for a new notifiable

installation within the Plan area or any proposal for development within the consultation distance of any other notifiable installation.

## **ROADS AND TRANSPORT**

### **General Policies**

POLICY 65: Adequate provision of car parking and servicing must be made in all new development in conformity with Regional Council standards and to the satisfaction of the District Council.

POLICY 66: The District Council will encourage the provision of traffic calming measures in appropriate locations in residential areas particularly in association with the redevelopment or rehabilitation of housing estates.

POLICY 67: The District Council will encourage the provision of facilities, which afford easier access and mobility for the disabled.

POLICY 68: The District Council will encourage proposals which will make cycling safer and with the Regional Council will investigate the possible provision of a round Perth cycle route.

POLICY 69: The District Council will not support proposals for roadside service facilities on or adjacent to the A9 within Perth city except where there is an identifiable and overriding need.

### **Roads Proposal**

PROPOSAL 13: Tayside Regional Council propose in the longer term to replace Dovecotland railway bridge and improve the alignment of Longcauseway.

### **Recommendations**

The District Council recommends to the Regional Council and The Scottish Office that the following road schemes are necessary to allow for the proper development of land use in Perth City:-

Ref	Location	Recommendation
REC 9	River Tay north of Perth Town centre	A new bridge

Ref	Location	Recommendation
REC 10	Ruthvenfield Road	Improvement to road line near Inveralmond roundabout.
REC 11	Broxden to Ruthven Park	Link road between Glasgow Road and

		Ruthven Park distributor.
REC 12	Inveralmond	Amend the A9/A85 junction to allow a partial interchange between the A9 and the industrial estate.
REC 13	Almond Valley Village	A new distributor road should be provided from Ruthvenfield Road through the new village following in part the line of the major pylons to join the A85 at or to the west of West Huntingtower.
REC 14	M90 at Tarsappie	A slip road be provided from the Edinburgh / Rhynd Road to the M90
REC 15	A9 at Inveralmond	Provide a footbridge over the A9 between Inveralmond Industrial Estate and Tulloch.
REC 16	Fairies Road to Jeanfield Road	Link road to eliminate dangerous junction and access Housing Site H17
REC 17	Crieff Road/Tulloch Road	Junction improvements with associated landscaping

## COMMUNITY AND LEISURE USES

### General Policy

POLICY 70: Proposals Map B identifies areas for a variety of community and leisure uses both public and private.

PROPOSAL 14: The District Council will support the following sites being developed for community and leisure uses:-

Site Ref	Location	Proposal	Implementing Body
C1	Craigie Primary School	Modernisation of Primary School	Tayside Regional Council

C2	Gleneagles Road	Construction of Primary School	Tayside Regional Council
C3	Old Gallows Road	Construction of Primary School	Tayside Regional Council
C4	Gleneagles Road	Resource Centre	Tayside Regional Council
C5	Tullylumb	Redevelopment of Perth Royal Infirmary	Tayside Health Board
C6	Leisure Pool	Leisure Facilities	Perth & Kinross Recreational Facilities Ltd

### **Pumping Station**

PROPOSAL 15: The East of Scotland Water Authority has long-term plans to construct a water supply pipeline from the River Tay to Central Scotland. E.O.S.W.A. has acquired site C7 for the construction of a water pumping station but development cannot go ahead until a Water Order, under the terms of the Water (Scotland) Act 1980, has been obtained.

Site Ref	Location	Proposal	Implementing Body
C7	Mouth of Almond	Pumping Station	E.O.S.W.A.

## **VILLAGES**

## BACKGROUND POLICY

POLICY 71: Inset Maps 1 - 40 indicate village areas and small settlements where residential amenity and village character will be retained and, if possible, improved. Some scope may exist for infill development but only where this will not adversely affect the density, character or amenity of the village. Generally encouragement will be given to:-

- { *Improvements of existing village shopping facilities where it can be shown that they would serve the needs of the village.*
- { *Proposals which will improve the character and environment of the village.*
- { *Small scale business activities where they are compatible with the amenity and character of the village.*
- { *Proposals for the provision of small scale tourism and leisure facilities in villages.*

### **Pipeline Consultation Zones**

POLICY 72: The proposals and inset maps identify pipeline consultation zones where the District Council will seek the advice of the Health and Safety Executive (H.S.E) or the Central Scotland Water Development Board on development proposals. The District Council will also seek the advice of the H.S.E on the suitability of any proposals for a new notifiable installation within the Plan area or any proposal for development within the consultation distance of any other notifiable installation.

## HOUSING

*Note:- POLICY 43 on open space standards will supply to all new housing development in the Plan area.*

PROPOSAL 16: The District Council will encourage the implementation of the following planning consents for housing:-

Site Ref	Location	Numbers	Developer
H28	Lochty, ALMONDBANK	10 houses	Private
H29	Muirmont Crescent, BRIDGE OF EARN	13 houses	Housing Association
H30	Perth Road, DUNNING	20 houses	Private

Site Ref	Location	Numbers	Developer
H31	Tron Square, DUNNING	11 houses	Private

H32	Station Road Garage, ERROL	14 houses	Private
H33	Luncarty House, LUNCARTY	17 houses	Private
H34	Luncarty Station, LUNCARTY	9 houses	Private
H35	Station Road, METHVEN	21 houses	Private
H36	Balformo Road, SCONE	6 houses	Private
H37	Stormont Way, SCONE	40 houses	Private

*Note: these sites are already counted towards meeting Structure Plan targets at June 1992.*

PROPOSAL 17: The District Council will support the following sites being developed for housing purposes to meet the additional allocations required by the Structure Plan:-

Site Ref	Location	Suggested Numbers	Comments
ALT H38	Back Dykes, ABERNETHY	70 houses	Subject to available school capacity; design brief
H39	Drums of Pitversie, ABERNETHY	6 houses	Subject to satisfactory access being obtained.
H40	Station Road, ABERNETHY	11 affordable houses	Subject to retention of poplar trees on west boundary of site.
H41	Main Street, ALMONDBANK	68 houses	
H42	Main Street, GLENFARG	20 houses	
H43	Northfield, GUILDTOWN	7 houses	Site can accommodate a total of 20 houses
H44	Stanley Mills, STANLEY	51 houses	Subject to decisions to be made by Historic Scotland
H46	Sheilhill, STANLEY	25 houses	
H47	Cairnie Road, ST MADDOES	129 houses	

Site Ref	Location	Suggested Numbers	Comments
H48	Castle Way, ST MADDOES	6 houses	Landscaped edge to be

			provided on east boundary of site.
H49	The Glebe, ST MADDOES	10 houses	
H50	Pitfour, ST MADDOES	15 houses	
ALT H5	OUDENARDE	1200 houses	Subject to Master Plan
ALT H8	Newburgh Rd North, ABERNETHY	6 houses	
ALTH13	Mains of Inchtute, INCHTURE	160 houses 120 houses	To include 12% affordable housing 2 <sup>nd</sup> phase post 2006
ALTH14	Balgarvie Farm, Scone	250 houses	Drainage available for c184 at present
ALT H16	Bullionfield Works, INVERGOWRIE	t.b.d.	
ALT H17	Castle Road North, LONGFORGAN	5 houses	
ALT H18	Castle Road, LONGFORGAN	7 houses	
ALT H19	Station Road, LONGFORGAN	36 houses	
ALT H20	Norval Place, LONGFORGAN	20 houses	
ALT H21	The Avenue, LONGFORGAN	55 houses	

*Note: The sites in Invergowrie and Longforgan will contribute to the Structure Plan targets for the Dundee Housing Market Area.*

**OPPORTUNITY 8:** The District Council will encourage the development of the following sites for residential development to meet future housing need and to support village communities subject to the necessary improvements being carried out to the infrastructure of the village:

Site Ref	Location	Suggested Numbers	Comments
ALT H51	Newburgh Road / Main Street ABERNETHY	60 houses	Subject to available school capacity; design brief.

Site Ref	Location	Suggested Numbers	Comments
H52	Burnside, BALBEGGIE	14 houses	

H53	Green Road, BALBEGGIE	12 houses	Road improvements to Green Road are required
H54	Green Road, BALBEGGIE	4 houses	
H55	Garry Place, BANKFOOT	10 houses	
H56	Old A9, Caravan Site, BANKFOOT	t. b. d	
H57	Prieston Road, BANKFOOT	4 houses	
H58	Main Street, BURRELTON	20 houses	
H59	Station Road, BURRELTON	7 houses	
H60	Gallows Knowe, DUNNING	30 houses	
H61	Newton of Pitcairns, DUNNING	6 houses	
ALT H62	North Bank, ERROL	140 houses	Subject to design brief
H63	County Place, FORGANDENNY	12 houses	
H65	Drumgrain Avenue, METHVEN	t.b.d	Design Brief Required
H66	Gelly Burn, PITCAIRNGREEN	t.b.d	
H67	Guildtown Road, WOLFHILL	12 houses	
ALT H2	Clayton Rd, BRIDGE OF EARN	20 houses	
ALT H3	Main St, GUILDTOWN	20 houses	
ALT H4	School Rd, GUILDTOWN	30 houses	
ALT H6	Western entrance, St. MADDOES	5 houses	
ALT H7	TIBBERMORE	5 houses	
ALT H10	School Rd, BURRELTON	15 houses	Low density large plots
ALT H11	Duncrievie Rd, GLENFARG	40 houses	
ALT H15	Church Rd, WOODSIDE	10 houses	
ALT H22	Manse Crescent, STANLEY	30 houses	

Site Ref	Location	Suggested Numbers	Comments
ALTH23	Mill St, STANLEY	30 houses	
ALT H24	Station Rd / Linn Rd, STANLEY	20 houses	

ALT H25	Bleachfield Works, LUNCARTY	t.b.d	
ALT H26	ALMONDBANK	150 houses	

### **Design Briefs**

POLICY 73: The Council in conjunction with landowners, developers, the local community and other interested parties will ensure the preparation of Development Briefs for, inter alia, the following sites:-

- { *H38, Back Dykes, ABERNETHY*
- { *ALTH51, Newburgh Rd (South), ABERNETHY*
- { *ALTH62, North Bank, ERROL*
- { *ALTH13, Mains of Inchtute, INCHTURE*
- { *ALTH11, Duncreevie Rd, GLENFARG*
- { *H65, Drumgrain Avenue, METHVEN*

### **Oudenarde**

POLICY 73A:

- { The Council, in conjunction with the landowners, developers, the local community, statutory and non-statutory bodies will ensure the preparation of a Master Plan for the development of Oudenarde New Settlement
- { Planning consent for the development of Oudenarde will be subject to a legally-binding Planning Agreement to ensure the funding and phasing of necessary infrastructure and amenities, including the highest possible provision of affordable housing.
- { The Council will require developers, through Planning Agreements, to provide school facilities to serve new development at Oudenarde.
- { The Council and other bodies will work with the developers to bring forward industrial and business land as part of the development.
- { The Council will enter into a Partnership Agreement with the landowner and other statutory bodies to ensure the proper development of Oudenarde.
- { The Council will prepare a study to examine the impact of the proposed development at Oudenarde on the social and community facilities at Bridge of Earn

with a view to planning social, welfare, leisure and recreational facilities for the proposed increase in catchment population.”

## SHOPPING, BUSINESS & COMMUNITY FACILITIES

PROPOSAL 18: The District Council will support the upgrading and extension of the existing primary school.

Site Ref	Location	Proposal	Implementing Body
C8	Dunbarney, BRIDGE OF EARN	Primary School	Tayside Regional Council

OPPORTUNITY 10: The District Council will encourage the development of the following Opportunity Sites in the villages:-

Site Ref	Location	Opportunity
C9	Newburgh Road, ABERNETHY	Primary School
B16	Barnsbrae, BANKFOOT	Business or tourist Development
S7	Wicks o'Baiglie Road BRIDGE OF EARN	Erection of village shops
S8	Home Farm Steading LUNCARTY	Village centre with shopping and community functions

## OPEN SPACE AND RECREATION

PROPOSAL 19: The District Council will undertake the following open space schemes:-

Site Ref	Location	Proposal
026	Kirkwynd, ABERNETHY	Area to be retained & improved as public open space

Site Ref	Location	Proposal
027	Victory Park, BRIDGE OF EARN	Improvements to public park

028	Wicks o'Baiglie Rd, BRIDGE OF EARN	Formation of public park.
-----	---------------------------------------	---------------------------

OPPORTUNITY 11: The District Council will encourage the following improvements to open space and recreation provision:-

Site Ref	Location	Opportunity
029	Coronation Park, BANKFOOT	Extend public park or provide car park
030	Gray Park, BURRELTON	Improvements to public park
031	Ladeside, GLENFARG	Amenity open space
032	Centre of WOLFHILL	Improvements to amenity open space

## ENVIRONMENT AND CONSERVATION

### Conservation Areas

POLICY 74: The inset Maps identify existing and proposed Conservation Areas where the architectural or historic character will be retained and enhanced. Infill and other development will only be permitted where it would not affect the character or amenity of the Conservation Areas.

PROPOSAL 20: The District Council propose to carry out the following Conservation Area schemes:-

Site Ref	Location	Proposal
E9	Central ABERNETHY	Extension of Conservation Area Boundary
E10	Central ABERNETHY	Conservation Area enhancement Scheme
E11	Newton of Pitcairns, DUNNING	Designation of Conservation Area
E12	Central ERROL	Designation of Conservation Area

### Tree Preservation Orders

POLICY 75: The Proposals Maps identify existing Tree Preservation Orders. The District Council will serve Tree Preservation Orders where trees are under apparent risk in order to protect environmentally important groups of trees.

## **Scheduled Monuments and Archaeology**

POLICY 76: The District Council will safeguard the settings and archaeological landscapes associated with Scheduled Ancient Monuments (protected under the Ancient Monuments and Archaeological Areas Act 1979).

## **Listed Buildings**

POLICY 77: There will be a presumption against planning consent for the demolition of Listed Buildings and a presumption in favour of consent for development involving the sympathetic restoration of a Listed Building or other buildings of architectural value. The setting of Listed Buildings will also be safeguarded.

## **Environmental Improvements**

POLICY 78: The District Council will seek to undertake a programme of village improvements in consultation with the local community.

OPPORTUNITY 12: The District Council will encourage the implementation of the following environmental improvements:-

Site Ref	Location	Opportunity
E13	Pitcairnfield, ALMONDBANK	Environmental and road improvements
E14	Whitelea Road, BURRELTON	Tree planting at village entrance
E15	West entrance to ST. MADDOES	Priority will be given to junction Improvements and associated Environmental enhancement including tree planting, other development will be considered against Policy 71

## **Drainage**

POLICY 79: The private drainage POLICY 40 A will apply to the following settlements:

- { Aberargie
- { Balbeggie
- { Duncriveie
- { Forteviot
- { Guildtown
- { Grange
- { Kinfauns
- { New Fargie
- { Wolfhill
- { Aberdalgie
- { Abernyte
- { Collace

- { Dron
- { Kilspindie
- { Kinnaird
- { Cottown/Chapelhill/Leetown
- { Kinrossie
- { Rait
- { Rhynd
- { Tibbermore



## HOUSING IN THE COUNTRYSIDE POLICY - MAY 1994

1. The Council's policy in housing in the countryside recognises that the open countryside of Perth and Kinross, and its outstanding scenic qualities, should be preserved for both the benefit of locals and visitors. To that end its policy on housing in the countryside follows the principles contained in NPPG3, namely:-
  - ✦ *Development should be encouraged on suitable sites in existing settlements.*
  - ✦ *The coalescence of settlements and ribbon development should be avoided.*
  - ✦ *Isolated development should be discouraged in the open countryside unless particular circumstances are clearly identified in development plans or there are special needs.*
2. "Countryside" where this policy applies refers to all parts of the District outwith the boundaries of towns and villages defined in the District Council's Local Plans. This particular policy refers primarily to individual houses only. A separate policy will be prepared to deal with proposals for larger groups of houses.
3. AGAINST THAT BACKGROUND, CONSENT WILL NORMALLY ONLY BE GIVEN TO THE ERECTION OF INDIVIDUAL HOUSES IN THE COUNTRYSIDE WHICH FALL INTO AT LEAST ONE OF THE FOLLOWING CATEGORIES:-
  - (a) **Development Zones**
    - ✦ *Sites in the open countryside which fall within and meets the criteria for Development Zones identified within Local Plans. (not applicable to the Perth Area Local Plan).*
  - (b) **Building Groups**
    - ✦ **Development within** *existing small groups where sites are contained by housing or other buildings, and where further development would not significantly detract from the character or amenity of existing housing or lead to extension of the group (see examples).*
    - ✦ **Development within or adjacent to** *established building groups which have compact nucleated shapes creating an identifiable "sense of place". Where an application reveals that there may be a number of opportunities relating to the group, the Council will defer consideration of the application until an Advisory Plan has been produced. Consent will be granted for houses within such groups provided they do not detract from the amenity of the group and for houses which would extend the group onto definable sites created by surrounding topography, landscape features or field boundaries which will constrain the continued spread of the group (see examples).*

- ✦ ***In the case of scattered building groups***, composed of small holdings orcrofting type settlements, separate Advisory Plans will be prepared for each group in the context of the Local Plan programme or in response to planning applications.

**(c) Renovation of Abandoned Houses**

Consent will be granted for the restoration of abandoned houses provided:-

- ✦ *The house is structurally sound and is capable of rehabilitation without substantial rebuilding.*
- ✦ *Alterations and extensions are in sympathy with the existing house. Extensions to the property should be the subordinate rather than the dominant element of the completed house.*
- ✦ *Satisfactory access and services can be provided.*

Where possible, detailed applications should be submitted for such proposals, but where an outline application is made, this should be accompanied by sketch plans indicating the size of the proposed extension and proposed elevational treatments.

**(d) Replacement of Houses**

The restoration of existing houses will be preferred to their replacement, but consent will be given to the replacement of houses provided:-

- ✦ *The existing house is neither worthy of retention nor capable of rehabilitation economically. The applicant must be able to demonstrate that the building was or is used as a dwelling house and the building must be clearly recognisable as a house having the majority of its main structural element intact. Except in the case of demolition for safety purpose within the past 5 years, evidence of foundations will not be considered adequate evidence of an existing house.*
- ✦ *The design and detailed siting of the replacement house is satisfactory. It should not always be assumed that a new house should be built on the solum of the previous house.*
- ✦ *The existing house is demolished or converted to some ancillary or alternative use to the satisfaction of the District Council as Planning Authority.*
- ✦ *Suitable access and services are available.*
- ✦ *The site is acceptable on amenity grounds.*

**(e) Conversion of Non-Domestic Buildings**

Consent will be granted for the conversion of non-domestic buildings such as barns, mills, stables etc to form houses provided:-

- ✦ *The building makes a positive contribution to the landscape and its retention is considered beneficial to its surroundings.*
- ✦ *The building is capable of conversion to residential use without requiring extensions or alterations to its external appearance that would detract from its character or attractiveness.*
- ✦ *The building is structurally sound, is in a reasonable state of repair and is capable of retention without substantial rebuilding.*
- ✦ *Satisfactory access and services can be provided.*
- ✦ *A satisfactory residential environment can be created if adjacent to a working farm, and provided the introduction of housing will not interfere with the continuance of adjacent legitimate agricultural activities.*

Applications to create more than one house will be treated on their merits, with particular attention being given to the need to provide adequate access, privacy and amenity space for each dwelling created.

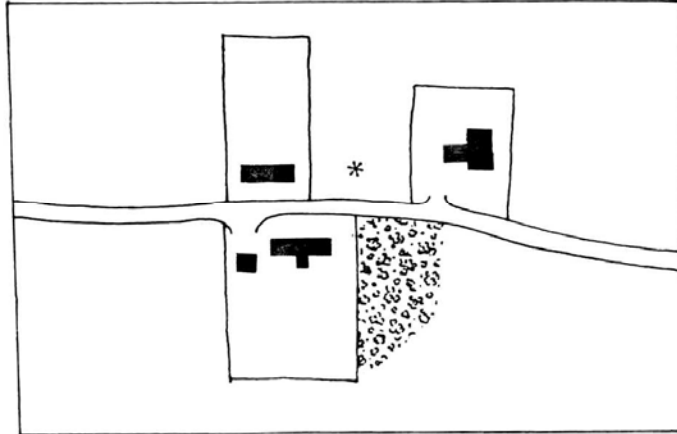
**(f) Operational Need**

- ✦ *Exceptionally, where there is an operational need for a house in the countryside, subject to the satisfactory siting and design of the house and to a condition controlling its occupancy.*

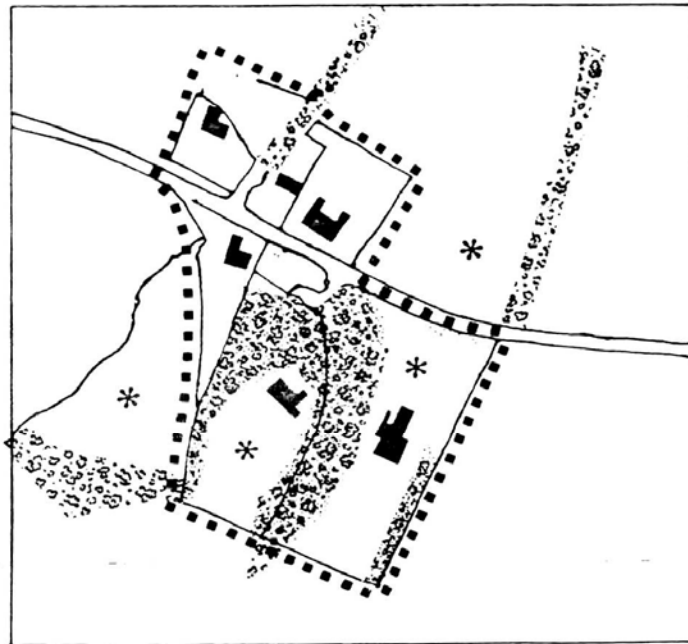
4. IN ALL APPLICATIONS FOR HOUSES IN THE COUNTRYSIDE HIGH STANDARDS OF SITING, DESIGN AND FINISH WILL BE REQUIRED, IN ACCORDANCE WITH THE DISTRICT COUNCIL'S SITING AND DESIGN GUIDE, AND TO REFLECT THE GUIDANCE GIVEN IN THE SCOTTISH OFFICE PLANNING ADVICE NOTE 36.

**EXAMPLES OF BUILDING GROUPS**

(1) **DEVELOPMENT WITHIN** SMALL GROUP OF HOUSES



(2) **DEVELOPMENT WITHIN OR ADJACENT** TO LARGER GROUP



KEY:-

■ Existing House

☼ Trees

■ ■ Existing boundary of group

\* New house site

**INSET MAPS NUMBERS 1 - 40****REQUIREMENTS AND CONSTRAINTS****ABERNETHY – MAP 1**

The construction of a new wastewater treatment plant has provided the village with drainage capacity for new housing development. In addition the Council has recently purchased land to the east of the village for a replacement Primary School.

It is proposed to consolidate the village boundary by extending two existing sites, **H38** and **H51** and by allocating one new site to the north side of Newburgh Road, **Alt H8**. While some initial development could be accommodated within the existing school role, the completion of all the sites will be dependent upon the construction of the new school. The two larger sites will be subject to a development brief.

Consideration of landscape impact assessments suggests that land to the north west of the village may provide opportunities in the future.

**ALMONDBANK / PITCAIRNGREEN – MAP 2**

The site at Pitcairnfield, **Alt H26** has been identified as an opportunity for future housing development. It is identified in the 1995 Local Plan for environmental and road improvements and is presently used for storage and distribution purposes.

It is expected that the site could accommodate something in the order of **150** units however, further technical assessment is required to address drainage and education capacity, landscape, flood risk, roads and traffic impact issues including the likely necessity of a new road bridge.

**BALBEGGIE – MAP 3**

While three small sites are zoned in the current Local Plan, there is no mains drainage available to implement these sites at present. The priority for any new development would go to these sites, however, land to the west of the village will be investigated in a future review.

**BANKFOOT – MAP 4**

Development of the existing housing site next to the A9 required upgrading of the existing sewer. While these works have introduced some additional capacity in the sewer, there is likely to be limited capacity at the treatment works. No additional capacity has been programmed by the Water Authority. The village has a good range of facilities and available capacity in the local school. This may provide an opportunity in future but it is likely that the development of the current Local Plan site will satisfy demand in the short term.

Land to the west of the village has been identified as a potential area for future review.

**BRIDGE OF EARN – MAP 5**

The settlement has experienced considerable growth during the 1980's. The focus of this development has been in the Kintillo area. While village amenities are mainly located in the "old" part of the village, provision in the Kintillo area is poor. Further development could help promote new services and improve the edges of the village. However, there is limited drainage capacity within the wastewater treatment plant and the Primary School is at capacity. A major expansion would be required to overcome constraints and promote new services, but this would conflict with the need to allow the village a period of low growth and consolidation.

The Alteration focuses development opportunities in this area on a new settlement to the east of the M90 motorway (see Map 20). Consequently opportunities within the village are limited to small-scale

proposals. One site at Clayton Road, **ALT H2**, has been identified for the development of **20** units subject to the following criteria:

- { That the site be adequately landscaped to mitigate visual and sound impact of the motorway.
- { That the site be properly accessed from Clayton Road.
- { That drainage capacity can be found within the existing treatment plant without prejudice to the development of Oudenarde new settlement.
- { That the phasing of the site would be subject to capacity being available or created within the primary school.
- { A satisfactory flood risk assessment of the Yellow Burn is undertaken.

Land to the west and south of the village will be included in a review of sites for housing with a view to identifying an appropriate long-term village boundary in the next review of the Local Plan.

#### **BURRELTON / WOODSIDE – MAP 6**

There is currently no drainage capacity available within the village and the school is also at capacity. No provision for new capacity within the infrastructure system has been allocated. Consequently any new development would require to address these two issues through private funding.

However, longer term, small-scale, expansion of the village may provide an opportunity to provide a greater range of housing choice and type. The topography of the village to the west could accommodate expansion without significant impact.

Two sites have been identified to the west of the village at Church Road, **Alt H15** and School Road, **Alt H10** as Opportunity Sites for **10** and **15** units respectively, subject to the satisfactory resolution of drainage and education issues.

#### **DUNNING – MAP 7**

The development of the existing Local Plan sites has all but utilised the available drainage capacity. Taking account of the landscape setting of the village and adjoining areas of archaeological interest it is considered that any remaining opportunities lie with small infill developments.

#### **ERROL – MAP 8**

The village sits on a relatively elevated position within the Carse landscape. Development of the village has taken place north and south of the central main street. The village has a range of local facilities available including a local primary school with spare capacity.

The two housing sites zoned in the 1995 Local Plan have remained undeveloped due to infrastructure and access problems. Errol has no wastewater treatment plant and sewage is discharged directly into the Tay. A treatment plant is required and the Water Authority is committed to providing the necessary infrastructure in the short term.

Consideration of landscape assessments suggests that land to the north of the village would provide an opportunity to consolidate the village boundary and to assist the release of one or both of the current housing sites. It would also provide an opportunity to accommodate any requirements for the future expansion of the school. A site, **Alt H62** has been identified for the development of **140** houses. A development brief will be prepared for the site considering the integration of the housing site with the existing village. A higher density of housing will be allowed for on that part of the site closest to the village core. The remaining area of the site will be developed at an average density incorporating landscape features to provide an edge to the development and a setting for the village. Land not required for development should be retained in agricultural or amenity use. A reservation for a road to link Beechgrove Place to the east part of Alt H62 should be protected.

#### **FORGANDENNY – MAP 9**

The development of the existing Local Plan site for 14 houses is likely to utilise any spare drainage capacity and cater for demand in the foreseeable future. No additional land for housing has been identified.

### **GLENFARG – MAP 10**

The topography of the area is such that the village has grown in a linear fashion adjacent to the M90. The development of a site to the north of the village has utilised the existing drainage capacity. A site at the south side of the village has been identified for the development of **40** units, **Alt H11**, however, final numbers will be determined by a development brief. Consideration should be given to a mix of house types including the possibility of special needs housing for the elderly. In addition, suitable landscape measures, incorporating a community woodland will be required to prevent potential coalescence between Glenfarg and Duncricvie. The community woodland will include a woodland walk linking Duncricvie and Glenfarg.

**Note – the pipeline consultation zone extends across the entire village**

### **GUILDTOWN – MAP 11**

There is no capacity in the drainage system and no commitment from the Water Authority to upgrade the wastewater treatment plant. However the village does have capacity in the local school, it has a limited range of services which could be strengthened by further development and it is in a location which could accommodate limited development without the loss of village or wider amenity.

Two new sites at School Road, **Alt H4** and Main Street, **Alt H3** are identified for the development of **30** and **20** units respectively, subject to the provision of satisfactory drainage solutions.

### **INCHTURE – MAP 12**

During the 1980's the village experienced significant growth. The expansion focused on the Southwest of the village but did not result in an expansion of the existing facilities or a strengthening of the links with the original settlement. Consequently no housing sites were identified within the current Plan. However, the village is one of the few settlements without an embargo on development due to drainage constraints. There is currently drainage capacity for approximately 75 houses. The school also has available capacity.

A site, **Alt H13** has been identified for development to the south and east of the village including Mains of Inchture Farm capable of accommodating about 280 house units. Development of this site will be phased to allow about 160 units to be developed within the first 10 year phase and up to a further 120 units thereafter. The phasing will have regard to the infrastructure and a safe access to the A90. The housing layout will provide an opportunity to consolidate the village, to recreate a focus and to provide convenient access to community facilities. The Scheduled Ancient Monument site designated by Historic Scotland in November 1998 will effectively preclude the development of permanent structures and the planting of trees from this part of the Alteration site. The potential archaeological interest beyond the scheduled site will require further investigation.

Development of the site will be subject to;

- { The preparation of a suitable landscape framework (including on-site and off-site works) to mitigate the impact of the proposed development.
- { The preparation of a development brief
- { The provision of additional drainage capacity to the satisfaction of the Water Authority.
- { The provision of managed open space areas and enhanced links with the existing settlement.
- { The creation of new community facilities utilising the existing farm steadings at Mains of Inchture.
- { The removal of the pig rearing units at Mains of Inchture Farm.
- { The satisfactory investigation and resolution of the potential archaeological interest identified by Historic Scotland.

### **LUNCARTY – MAP 13**

At present there is no spare drainage capacity in Luncarty however, the Water Authority are to review the situation in the near future.

No proposals for further expansion of the settlement have been included in this Alteration. Priority will be given to development within the existing village envelope. An opportunity has been identified on the former bleachworks site, **Alt H25** which reflects the Council's decision to grant outline planning permission (subject to a Section 75 Agreement) for a mixed use development on this site.

### **METHVEN – MAP 14**

There is no spare drainage capacity within the village. Additional investment is unlikely for some time and would follow on from the Almond Valley trunk sewer renewal scheme. There is a large site to the east of the village identified for housing in the current Local Plan and the Council would support the implementation of this site as and when drainage capacity became available.

The village has a reasonable range of facilities, supported by its location on a tourist route and has ample capacity in the local school. There may be an opportunity for additional development in the longer term. As a result land to the south of the village has been identified as a potential area for future review.

### **ST MADDOES / GLENCARSE – MAP 15**

The provision of a new wastewater treatment plant has released drainage capacity within the village. A recent consent to the west of the village at Cairnie Road will account for approximately half this provision and is likely to satisfy demand in the short to medium term. The community is dissected by the A 90(T) and this raises the issue of accessibility between the two areas when identifying potential housing sites. Opportunities within the village are limited and development to the east could adversely affect the setting of Pitfour Castle.

Land at the junction with Cairnie Road, **Alt H6** has been identified as an opportunity site for the development of **5** units. Proposals should retain the open nature of the site and be of appropriate design and scale.

Land to the north of Glencarse has been identified as a potential area for future review, subject to a review of access proposals by the Trunk Roads Authority on the A90(T).

### **NEW SCONE – MAP 16**

New Scone lies some 3 miles north east of Perth and strong pressure exists for identifying new housing sites. A development of **250** houses has been approved at Balgarvie Farm following a Planning Inquiry. The development of this site, **Alt H14** will utilise the current drainage capacity in the village and will require traffic management measures to mitigate traffic congestion at Perth Bridge. The Structure Plan contains a proposal for a new bridge crossing and options for this and associated traffic management measures are being examined through the Perth Transport Plan. Any future options for housing land release would require to address this issue and accordingly no additional housing sites are proposed. However, land to the west and north west of the village has been identified as an area of potential review in association with a new bridge.

### **STANLEY – MAP 17**

The village has a reasonable range of facilities and spare capacity in the local school. Opportunities for further development could assist in supporting the local school and maintaining local services.

The development of the existing Local Plan sites at Shielhill and Stanley Mills is likely to utilise the current drainage capacity in the village. The Water Authority is to review the situation in the near future. This may provide an opportunity for a more modest expansion of the village. Three new sites at Manse Crescent, **Alt H22**, Mill Street, **Alt H23** and Station Rd /Linn Rd, **Alt H24** have been identified for the development of **30**, **30** and **20** houses respectively, subject to the provision of additional public drainage capacity.

### **WOLFHILL – MAP 18**

There is no drainage capacity in Wolfhill at present. The housing site identified by the Local Plan on the west of the village remains undeveloped. No additional land for housing is proposed.

### **GRANGE – MAP 19**

Grange is located a few miles east of the village of Errol. It is a relatively dispersed settlement that has experienced incremental development over a number of years. The 1995 Perth Area Local Plan identifies it as a study area into potential environmental improvements and additional housing development.

There is currently no mains drainage available, however, the Water Authority are committed to implementing a new wastewater treatment plant for Errol by 2000. This is likely to create an opportunity for additional development.

The identification of Grange as a small settlement reflects the Local Plan policy on environmental issues and provides an opportunity to consolidate potential growth. Development in this area will be subject to the general criteria set out in policy 31 of the current Local Plan.

Two sites, **H12b** and **H12c** have been identified for the development of **80** houses in total subject to;

- { The development of a suitable landscape framework to mitigate the impact of the proposed development.
- { Localised road improvements to be determined through a Traffic Impact Analysis
- { The provision of mains drainage infrastructure

### **OUDENARDE – MAP 20**

#### **Location**

The site is located directly east of Bridge of Earn adjacent to the M90 Motorway. The area is generally flat and relatively exposed and stretches from the River Earn in the north to the A912 in the south and incorporates a mix of brownfield and greenfield land including the vacated Bridge of Earn hospital site.

#### **Local Plan (1995)**

The site is identified in the 1995 Local Plan as a study area for a mixed-use development including appropriate Class 4 business uses and associated retailing, storage or distribution, recreation and community woodland. The Local Plan excluded housing from the range of potential uses.

#### **Proposals**

Oudenarde has been identified as a proposal for the development of a new settlement of some **1200** houses, **Alt H5**. The inclusion of employment land would contribute to the development of a balanced community. The site is located a few miles south of Perth and has good road links with the M90 and has potential for the development of a new rail halt. Consideration of landscape impact assessments suggests that the site would require significant mitigation measures to accommodate the impact of development in this location.

In recognition of the proximity and relationship of Bridge of Earn, it will be necessary to ensure that the new settlement provides a balance and range of facilities and services, not only to support the proposed development but also to complement the facilities available in Bridge of Earn.

#### **Implementation**

Implementation of the scheme will be dependent on:

- { The preparation of a project Masterplan in conjunction with the Council and other interested parties.
- { The development of a suitable landscape framework to mitigate the impact of development.
- { The provision of appropriate educational, drainage, roads and rail infrastructure and business land at the developers expense.

### **ABERARGIE – MAP 21**

Aberargie is fairly dispersed with no obvious focus. There is no mains drainage available, facilities are limited and the local school at Abernethy is at capacity. No additional land for housing is proposed.

### **ABERDALGIE – MAP 22**

No additional land for housing is proposed. Within the settlement boundary there will be a general presumption in favour of small scale housing developments and conversions of non-domestic

properties to housing, subject to satisfactory scale, form, colour, design and siting of the proposals together with the provision of appropriate access and services.

#### **ABERNYTE – MAP 23**

No additional land for housing is proposed. Within the settlement boundary there will be a general presumption in favour of small scale housing developments and conversions of non-domestic properties to housing, subject to satisfactory scale, form, colour, design and siting of the proposals together with the provision of appropriate access and services.

#### **BALGOWAN SAWMILLS – MAP 24**

The site, **Alt H9** lies to the west of Perth. It was once the location for a sawmill but that operation has been redundant for some years. There is significant environmental dereliction visible on site and little in the way of boundary screening.

The site currently incorporates a mix of uses including small businesses and houses. There is no mains drainage available. Parts of the site constitute contaminated land and the site is located within a pipeline consultation zone.

An opportunity exists to consolidate the existing housing group and to tackle environmental dereliction. Development of the site is subject to;

- { The provision of appropriate drainage and roads infrastructure.
- { The preparation of a detailed flood assessment study and an analysis of the mitigation measures required to facilitate development.
- { The preparation of a detailed ground contamination study and an analysis of likely mitigation measures.
- { The development of a suitable landscape framework to mitigate the impact of any development.

#### **CLATHYMORE AIRFIELD – MAP 25**

The former airfield is located to the west of Perth between the A9 (T) and the A85 and occupies a relatively exposed hilltop site. There are no local services and the local primary school has closed. The site is currently identified in the Local Plan as an Opportunity Site for housing.

It is proposed to retain and extend the site, **Alt H2** as an opportunity site for a more appropriate low density development such as lowland crofting. Final numbers will be determined in consultation with interested parties. Proposals will require to address the following;

- { The provision of a satisfactory drainage system,
- { The provision of a satisfactory road access solution,
- { The provision of a suitable landscape framework to mitigate the impact of development and to address boundary tree / screen planting.
- { The preparation of a development brief

#### **COLLACE – MAP 26**

No additional land for housing is proposed. Within the settlement boundary there will be a general presumption in favour of small scale housing developments and conversions of non-domestic properties to housing, subject to satisfactory scale, form, colour, design and siting of the proposals together with the provision of appropriate access and services.

#### **DRON – MAP 27**

No additional land for housing is proposed. Within the settlement boundary there will be a general presumption in favour of small scale housing developments and conversions of non-domestic properties to housing, subject to satisfactory scale, form, colour, design and siting of the proposals together with the provision of appropriate access and services .

#### **DUNCRIEVIE – MAP 28**

Duncricvie has been identified as a small settlement to consolidate and control development within the village.

**FORTEVIOT – MAP 29**

Forteviot has been defined as small settlement to protect and enhance the status of the existing conservation area. No new additional land for development is proposed.

**KILSPINDIE – MAP 30**

No additional land for housing is proposed. Within the settlement boundary there will be a general presumption in favour of small scale housing developments and conversions of non-domestic properties to housing, subject to satisfactory scale, form, colour, design and siting of the proposals together with the provision of appropriate access and services.

**KINFAUNS HOLDINGS – MAP 31**

The village envelope reflects and endorses the existing Advisory Plan for development proposals for the area.

**KINNAIRD – MAP 32**

No additional land for housing is proposed. Within the settlement boundary there will be a general presumption in favour of small scale housing developments and conversions of non-domestic properties to housing, subject to satisfactory scale, form, colour, design and siting of the proposals together with the provision of appropriate access and services.

**KINROSSIE – MAP 33**

No additional land for housing is proposed. Within the settlement boundary there will be a general presumption in favour of small scale housing developments and conversions of non-domestic properties to housing, subject to satisfactory scale, form, colour, design and siting of the proposals together with the provision of appropriate access and services. In addition any new development will require to reflect and enhance the status of the existing conservation area.

**NEW FARGIE – MAP 34**

The identification of New Fargie as a small settlement reflects a commitment of the previous Council to investigate development opportunities in this area.

Development within the settlement boundary will be limited and subject to the general criteria as set out in policy 31 of the Local Plan. No development will be permitted within the area designated as open space. Any new development proposals will require the provision of a new access road from the A912.

**RAIT – MAP 35**

No additional land for housing is proposed. Within the settlement boundary there will be a general presumption in favour of small scale housing developments and conversions of non-domestic properties to housing, subject to satisfactory scale, form, colour, design and siting of the proposals together with the provision of appropriate access and services. In addition any new development will require to reflect and enhance the status of the existing conservation area.

**RHYND – MAP 36**

No additional land for housing is proposed. There will be a presumption in favour of new housing within the settlement boundary subject to the criteria and conditions set out in Policy 31 of the Plan, particularly the availability of access and services.

**TIBBERMORE – MAP 37**

In recent years Tibbermore has experienced limited growth along the road frontage and behind the existing houses. An opportunity exists to consolidate the existing settlement boundary on land to the north.

Land has been identified as an opportunity site, **Alt H7** for a limited development of **5** units subject to the provision of roads and drainage infrastructure and the development of a suitable landscape framework to mitigate the impact of any development.

**LONGFORGAN – MAP 40**

As a result of the proposed level of housing development, and of proposals by the Scottish Office which will affect the existing playpark, the Council will investigate options for the extension or replacement of the village park.