

Maps

Villages

Map E *Ardler*

Map F *Bridge of Cally*

Map G *Caputh*

Map H *Kettins*

Map I *Kirkmichael*

Map J *Meigle*

Map K *Meikleour*

Map L *Spittalfield*

Small Settlements

Map M *Ballintuim*

Map N *Campmuir*

Map O *Carsie*

Map P *Craigie*

Map Q *Craigmill*

Map R *Enochdhu*

Map S *Kinloch*

Map T *New Alyth*

Map U *Spittal of Glenshee*

Map V *West Myreriggs*

Map W *Concraigie*

Map X *Forneth*

Map Y *Netherton*

Map Z *Straloch*

Eastern Area

Local Plan 1998

Key

KEY

DESCRIPTION

POLICY/PROPOSAL OPPORTUNITY

Background Policy



Health and Safety Consultation Zone

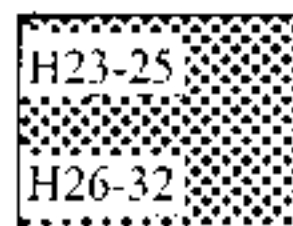
Policy 4



Village Uses

Policy 71

Housing



Housing Consents

Proposal 15

Housing Opportunities

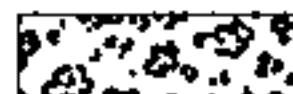
Opportunity 8

Environment and Conservation



Tree Preservation Order

Policy 72



Tree Planting or Maintain Cover

Policy 73



Lunan Catchment Area

Policy 74



Cairngorm Partnership Area

Policy 75



Conservation Areas

Policy 76 & Proposal 16



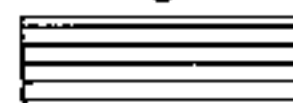
Conservation Area Setting Protection

Policy 77



Investigate Conservation Area Status

Proposal 17



Historic Gardens and Designed Landscapes

Policy 78



Scheduled Ancient Monument

Policies 20-22

Village Environmental Improvements (not identified on maps)

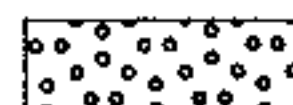
Policy 79

Tourism



Caravan Sites

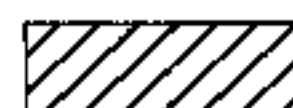
Policy 80



Picnic Site/Car Park

Proposal 18

Open Space and Recreation



Private and Public Open Space

Policy 81

Public Utilities, Social and Community Facilities



Former Ardler Primary

Proposal 19



New Fire Station

Proposal 20



Recommended Drainage Improvements

Recommendation 2

Note: General Policies 1-37 also apply in the Villages and Small Settlements

Map E: *Ardler*



Ardler

The boundary of the "Village Uses" policy has been drawn to permit the limited expansion of Ardler. The Plan proposes that two plots of land at site ref. H23 (11 houses) and site ref. H26 (20 houses) adjacent to the former manse be developed for housing. Development of site H26 will be subject to the developer upgrading the Ardler Wastewater Treatment Plant. A minimum of 30% of H26 shall be reserved for housing association development or affordable housing, the site shall not be released until 2001 with half the site retained until 2006. The Council may seek a management agreement to secure the future of the wooded area to the east of housing site ref. H26.

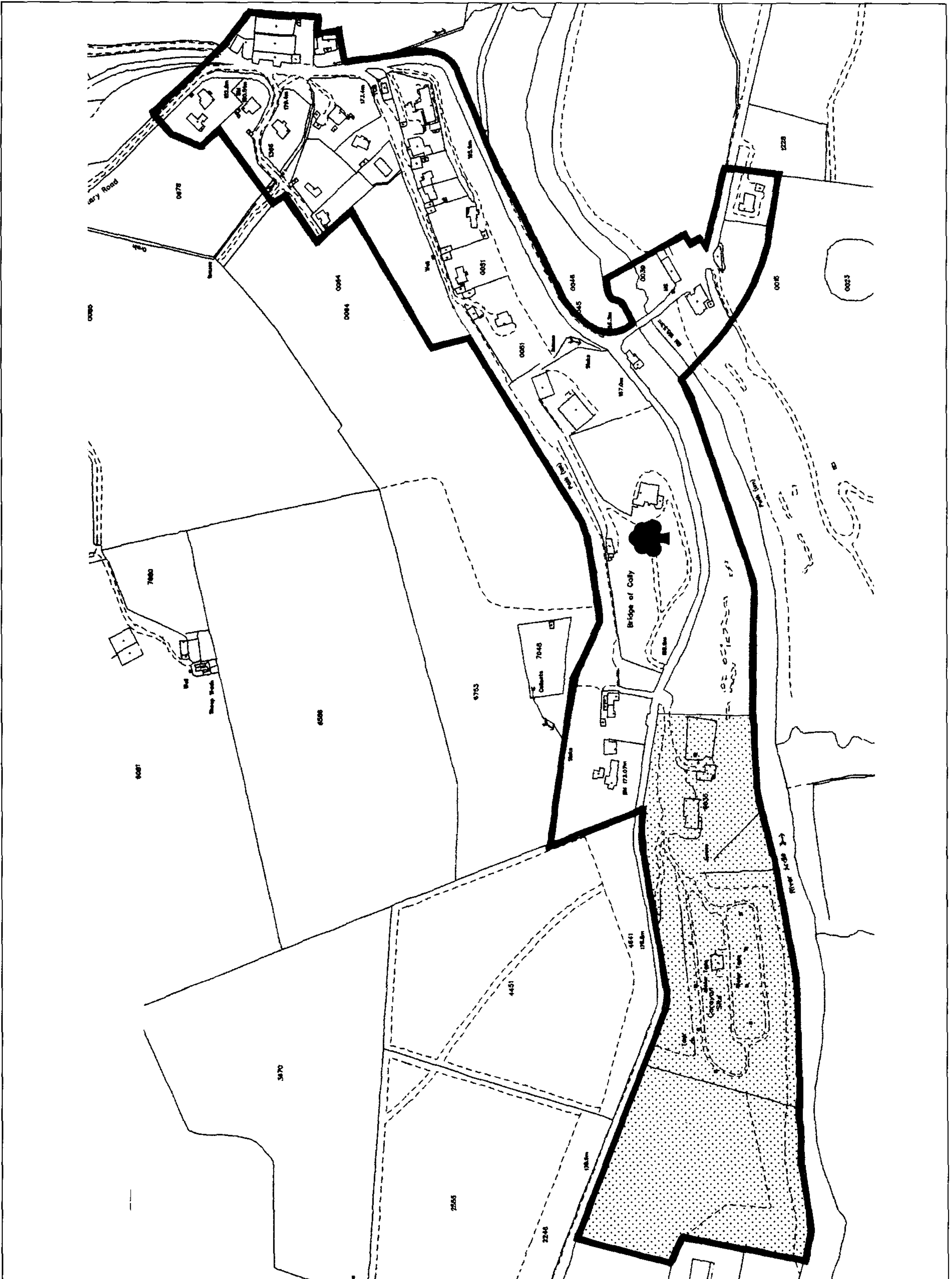
The Plan will seek to protect the current provision of open space in Ardler, and ensure that the former school should be retained for community purposes.

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Map F: *Bridge of Cally*

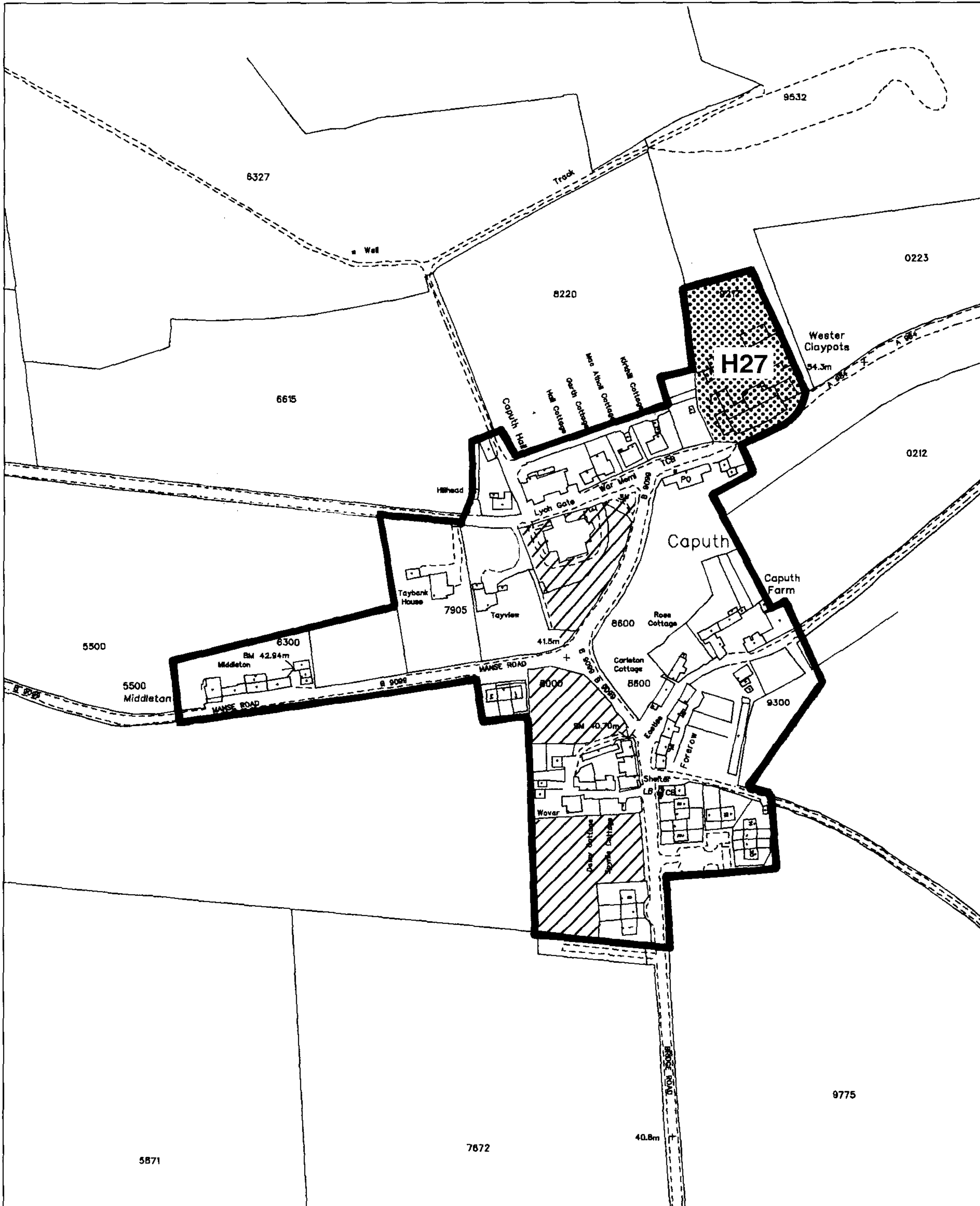


Bridge of Cally

Due to the lack of an adequate drainage system and the topography surrounding the settlement, the allocation of additional housing sites within Bridge of Cally is considered inappropriate. Accordingly, the boundary of "village uses" policy has drawn to limit any expansion of the village. The Caravan Park provides an important tourist resource in the area, and the Plan incorporates a presumption against residential development should the land cease to be used for tourism related purposes.



Map G: Caputh

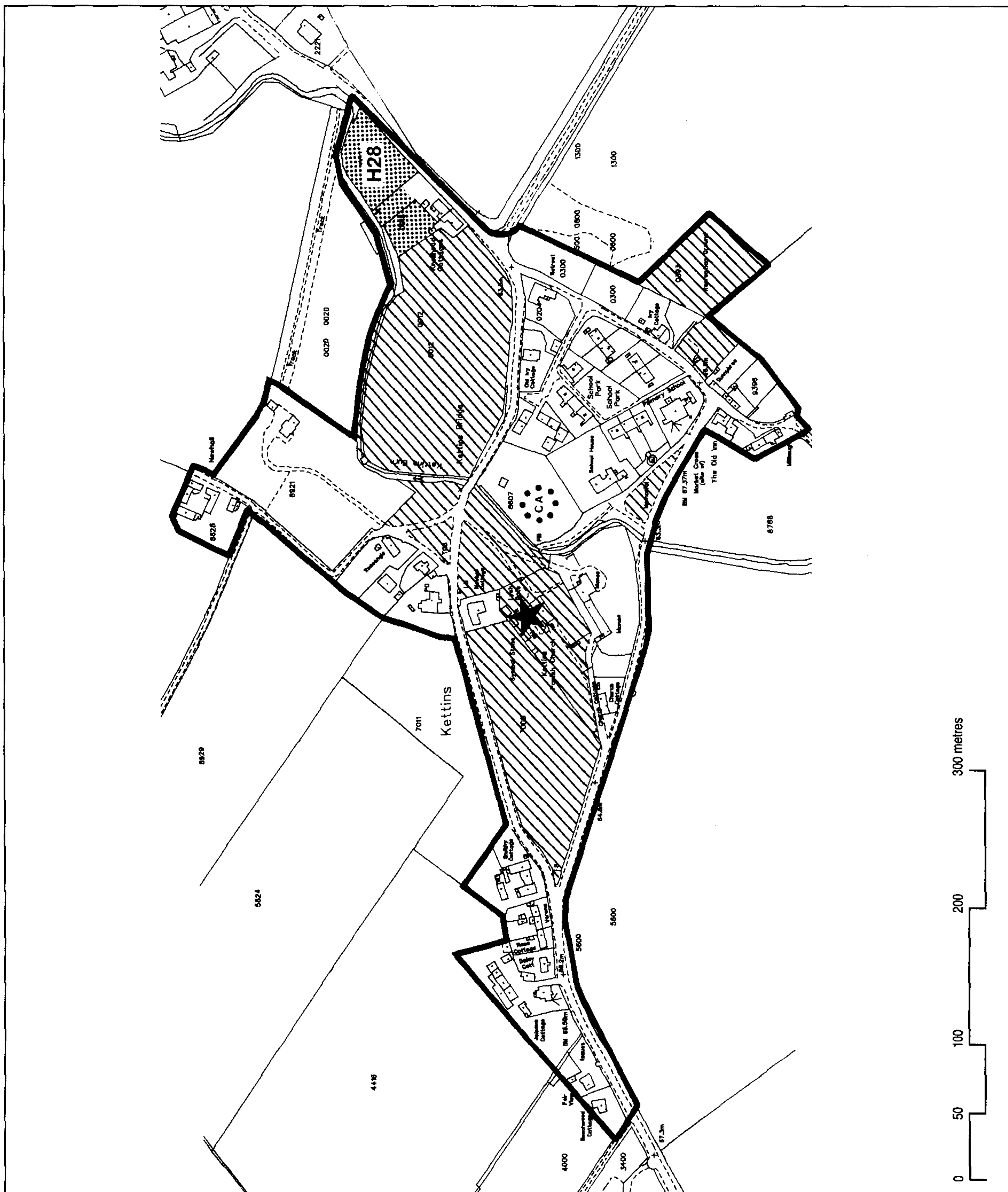


Caputh

Caputh is one of the few villages within the Plan area which has significant spare drainage capacity. As a result the plan brings forward a housing opportunity capable of accommodating approximately 5 houses (H27). There is also scope for a number of other small infill sites within the village boundary. The Plan retains the existing children's play park and developers of site H27, will be required to contribute towards the upgrading of this facility in line with Policy 31.



Map H: *Kettins*



Kettins

At present there is no spare drainage capacity in Kettins and there is evidence of significant pollution problems in the Kettins burn. Without the provision of improved drainage facilities, development will be limited to those sites for which it can be shown that the current pollution problem in the Kettins burn will not be exacerbated. As a result, the Plan only identified one housing opportunity within Kettins (H28) for 5 houses. The developer will be required to demonstrate that the site can be drained to a soakaway system which will not exacerbate pollution problems in the Kettins Burn. The Plan also recommends to the North of Scotland Water Authority, that, they should investigate with the perspective developer of H28 the provision of a sewerage system for Kettins.

The Plan indicates that the Council will investigate the possibility of designating Kettins as a Conservation Area during the latter part of the Plan period. The Plan also identifies areas of private and public open space where there will be a presumption against any form of built development.



Map I: *Kirkmichael*



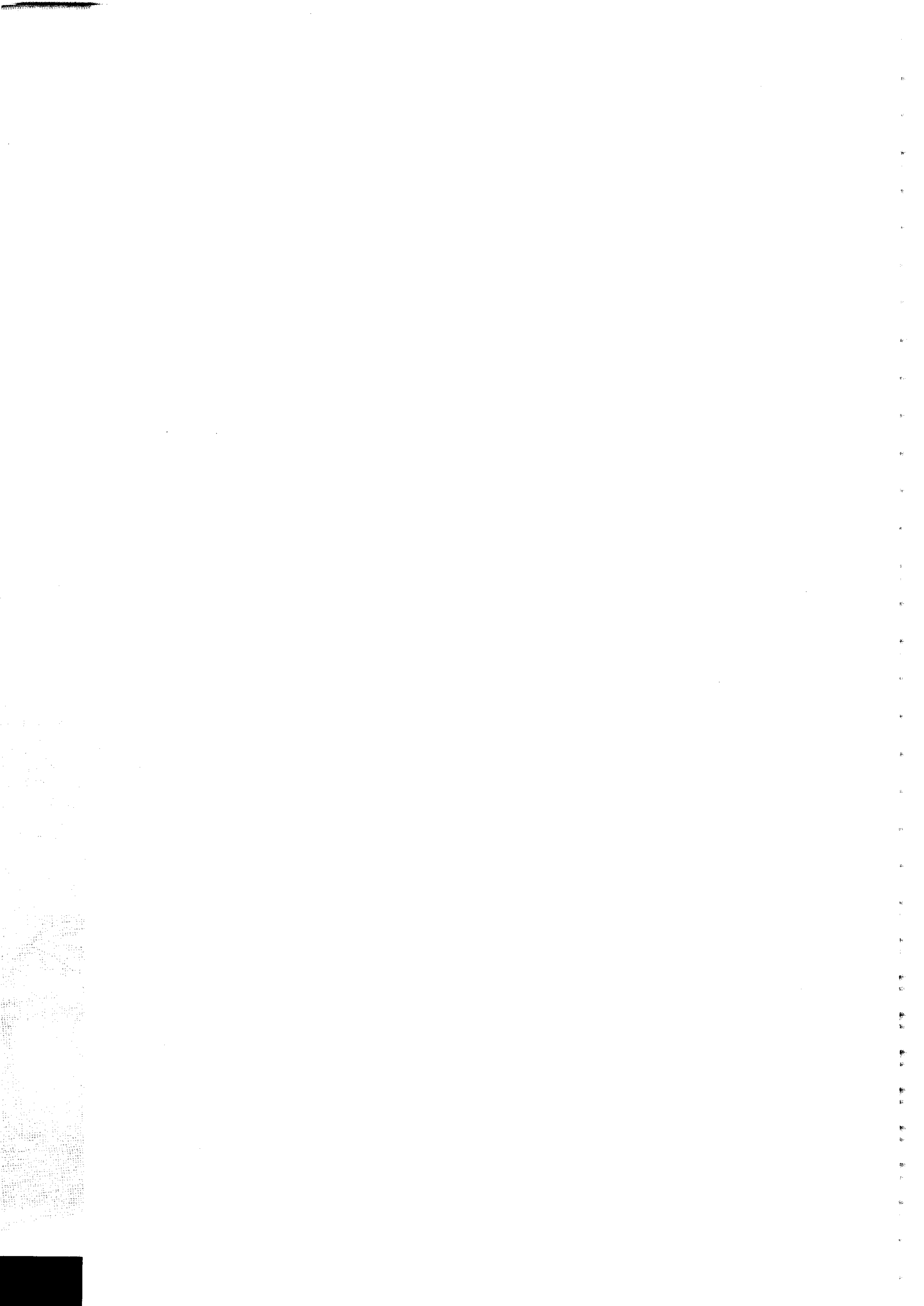
Kirkmichael

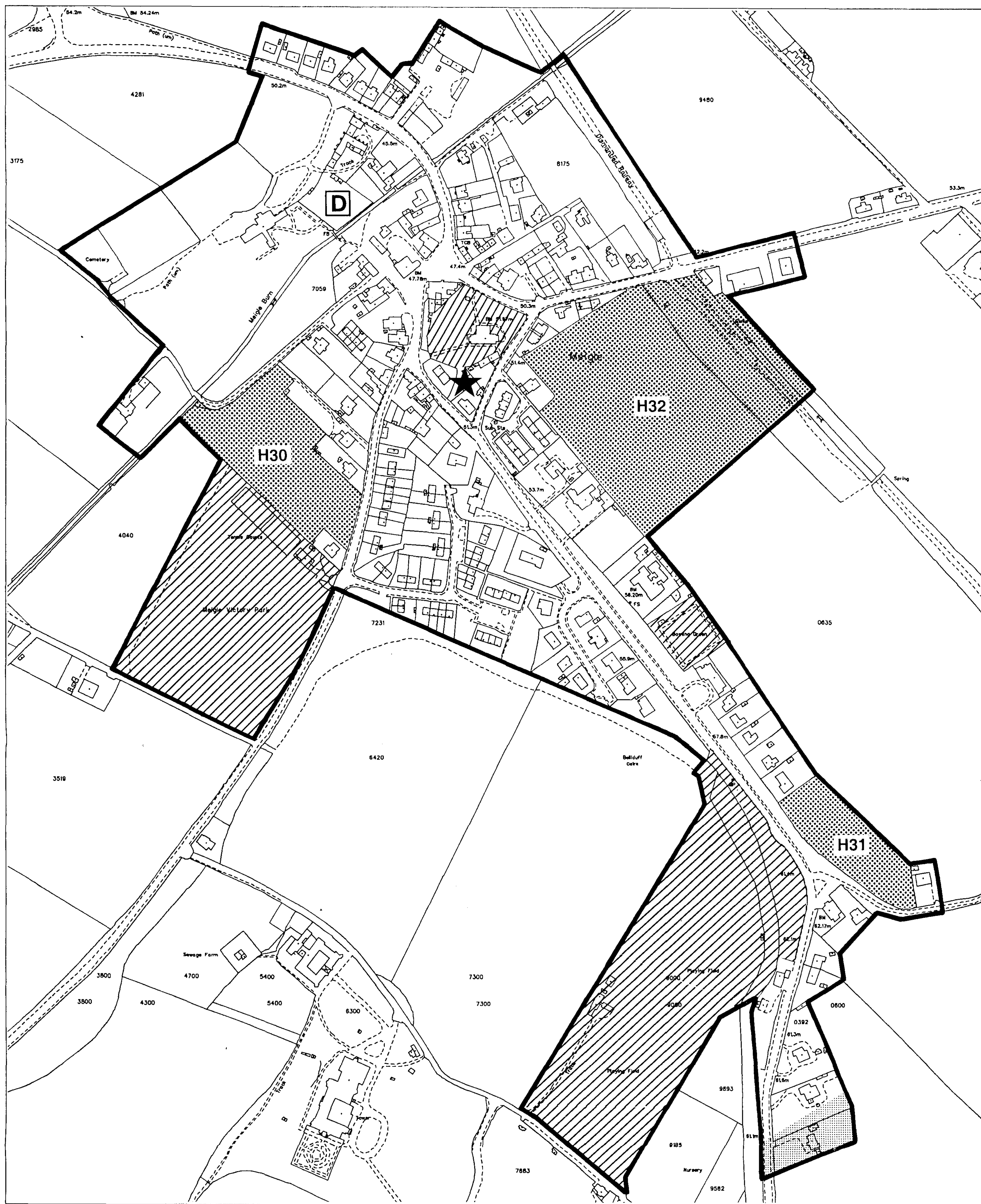
The village currently suffers from environmental problems created by the low summer flow of the River Ardlie. In the absence of a full Wastewater Treatment system limited development will only be permissible in the areas where it can be shown that the method of effluent disposed will not exacerbate current environmental problems. The Plan therefore only brings forward one housing site H29 (5 houses) for housing association development.

The Plan protects a number of important recreational areas within private and public ownership in Kirkmichael. In order to improve the facilities for visitors an area has been identified as suitable location for the provision of a new car park. The proposed car park will include picnic facilities and visitor signage.

The Fire Brigade propose to construct a new fire station on the site of the existing station in Kirkmichael.







Meigle

Meigle has been constrained for a number of years by a lack of drainage capacity and at present the North of Scotland Water Authority have no proposals to carry out the necessary improvements. These development constraints have been one of the principle reasons for a decline in population levels within the area and the falling school role. The Plan therefore recommends to the North of Scotland Water Authority that the necessary improvements to the sewage infrastructure in Meigle are made to accommodate the development opportunities identified in the Plan.

The Plan identified 3 housing opportunity (H30-H32) subject to the resolution of drainage difficulty. Sites H30 and H32 are identified as sites suitable for mixed development of approximately 20 and 40 units respectively. Site H31 (5 houses) being located close to the Cottage Hospital, is to be retained for special needs housing.

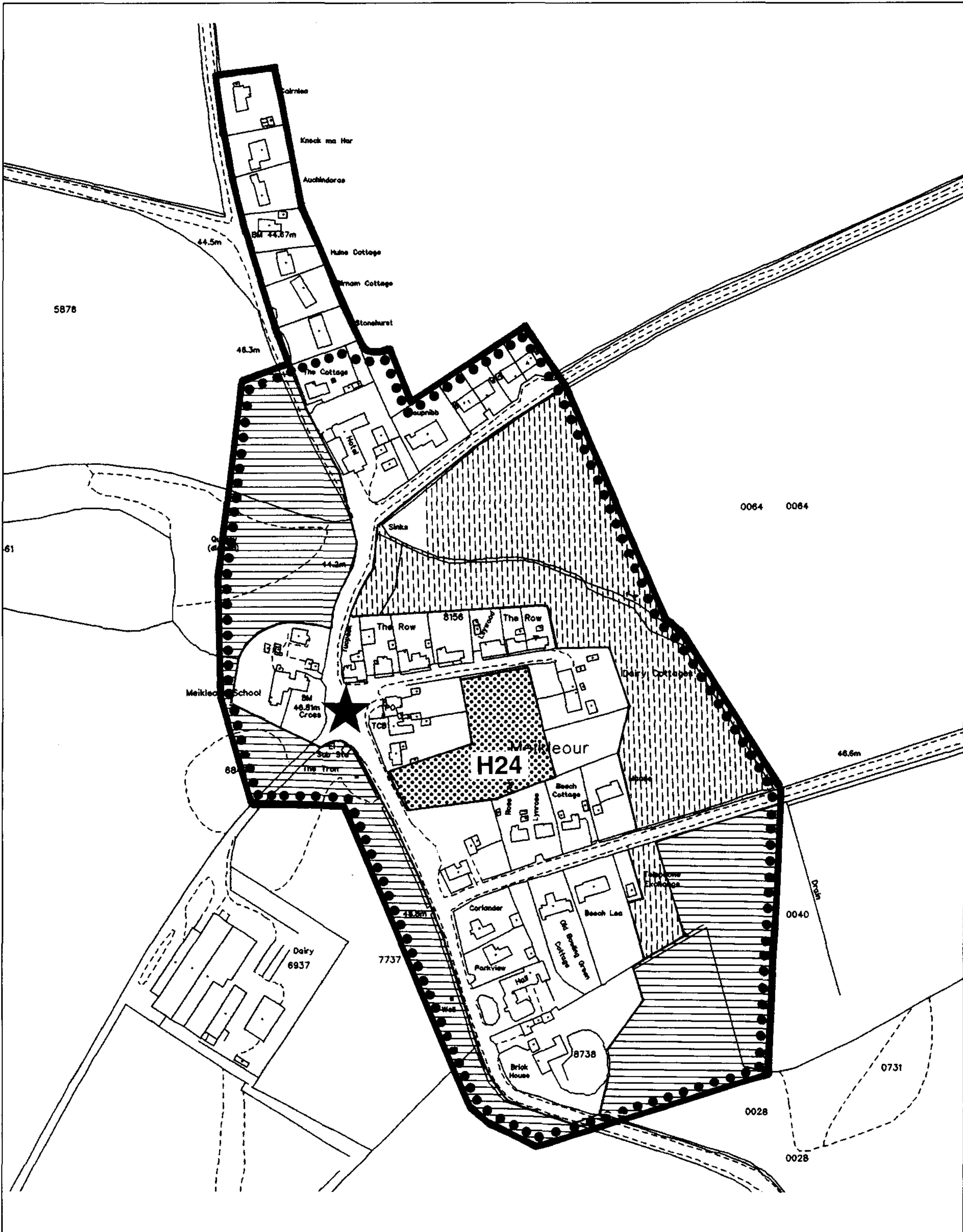
The Plan identifies areas of public and private open space where there will be a presumption against any form of built development other than that related to the functions of the open space.

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Map K: *Meikleour*



Meikleour

Designated as a Conservation Area, Meikleour comprises a number of category "B" listed buildings. The Plan safeguards the special quality of the village, and there will be a presumption against any built development within the village boundary beyond those existing consents identified in H24 (9 houses). The lack of a comprehensive sewerage system in the village, together with the localised pollution problems means it is unlikely that any new housing development would be acceptable within the village boundary.

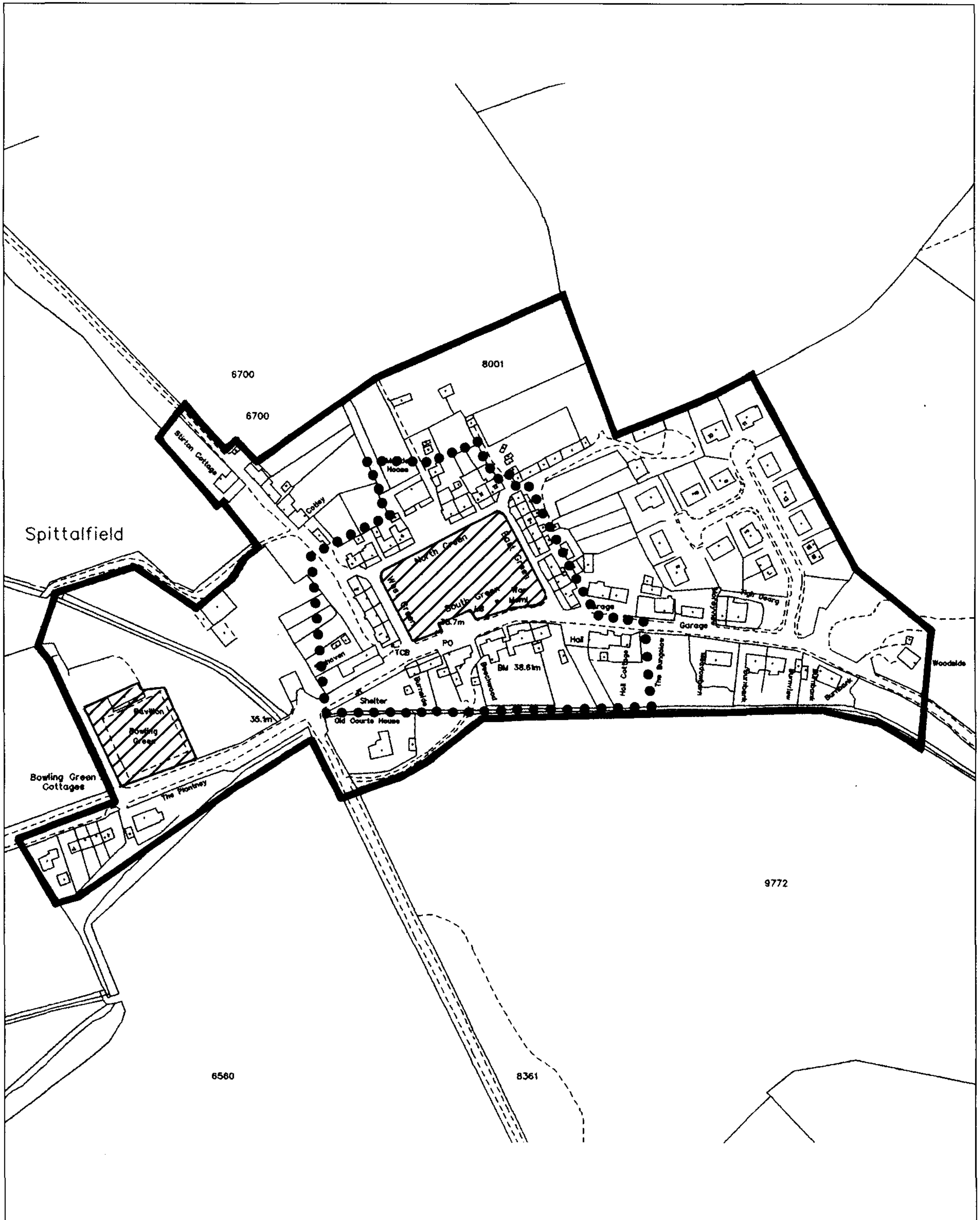
To safeguard the setting of the village the Plan identifies areas where there will be a presumption against built development.

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Map L: *Spittalfield*



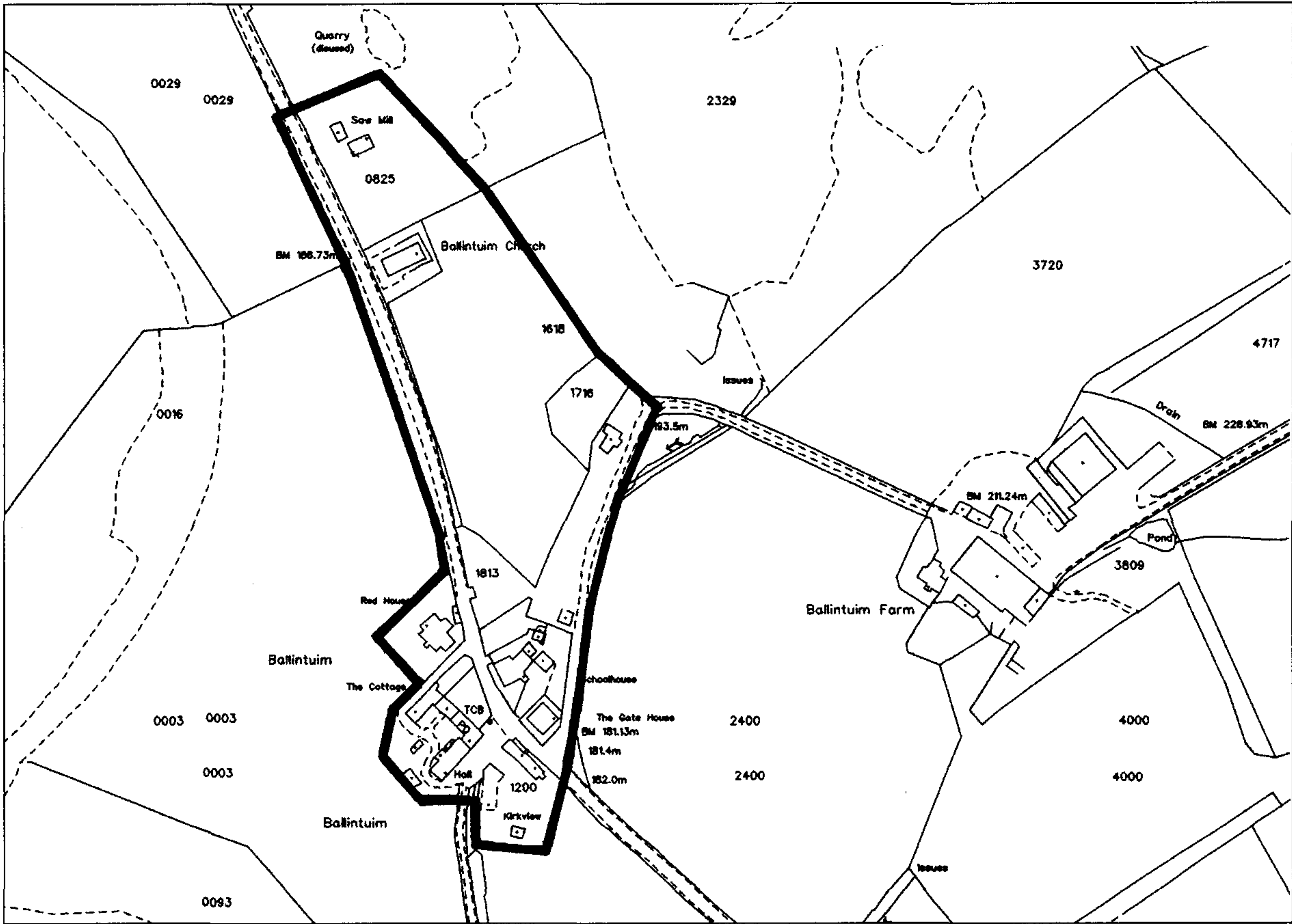
Spittalfield

The area concentrated around the Green in Spittalfield is designated as an Outstanding Conservation Area. The Conservation Area status is based upon the historic interest of the 19th Century planned estate village, and accordingly the Plan protects the special character of the area. There will be a presumption against any new housing development which would compromise the setting of the village and the unique quality of the Conservation Area.

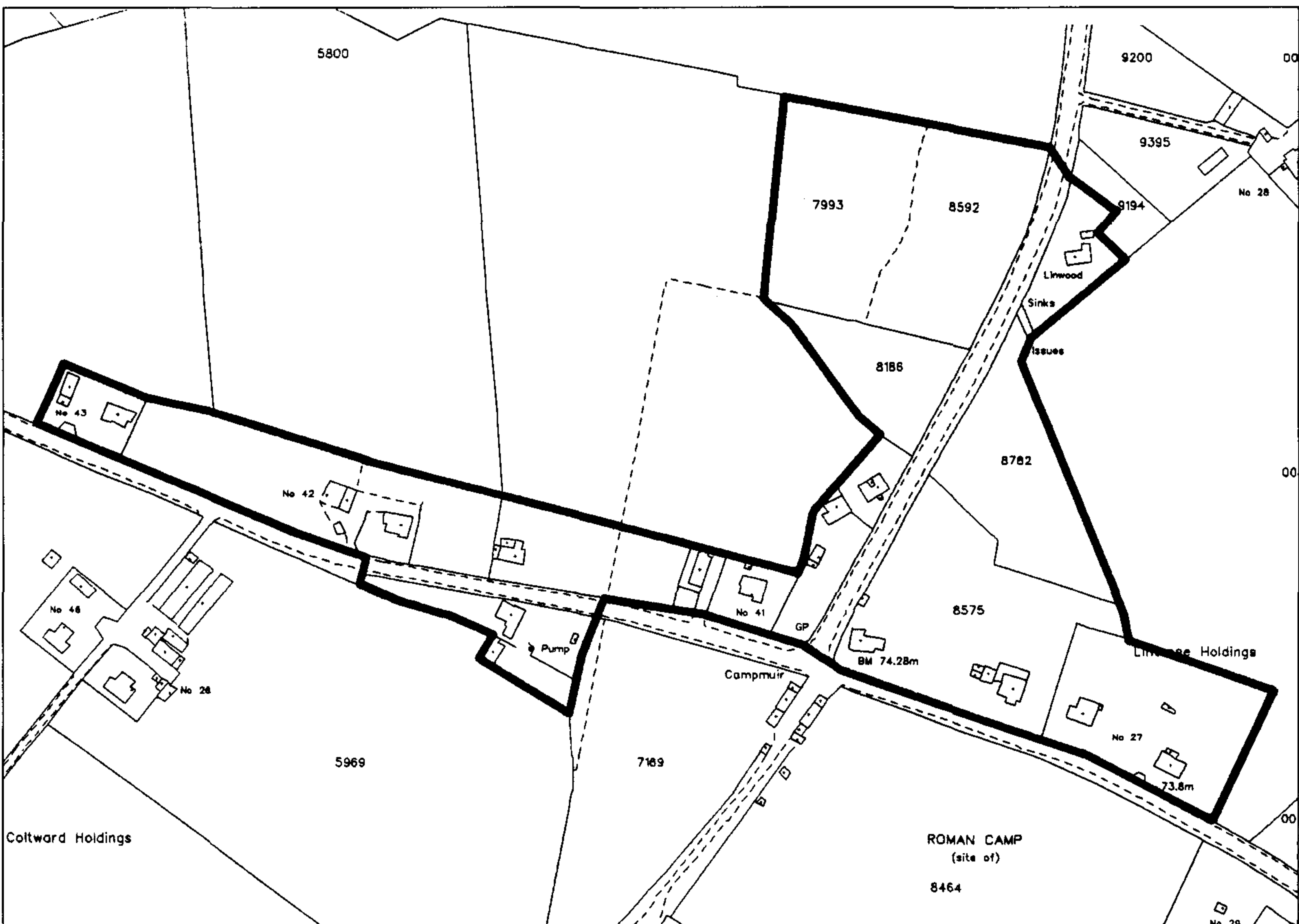
Perthshire Housing Association has recently constructed 18 units. Development of this site has expanded the choice of housing available within the Plan area, as well as providing the opportunity to upgrade the existing environmental quality of the area.



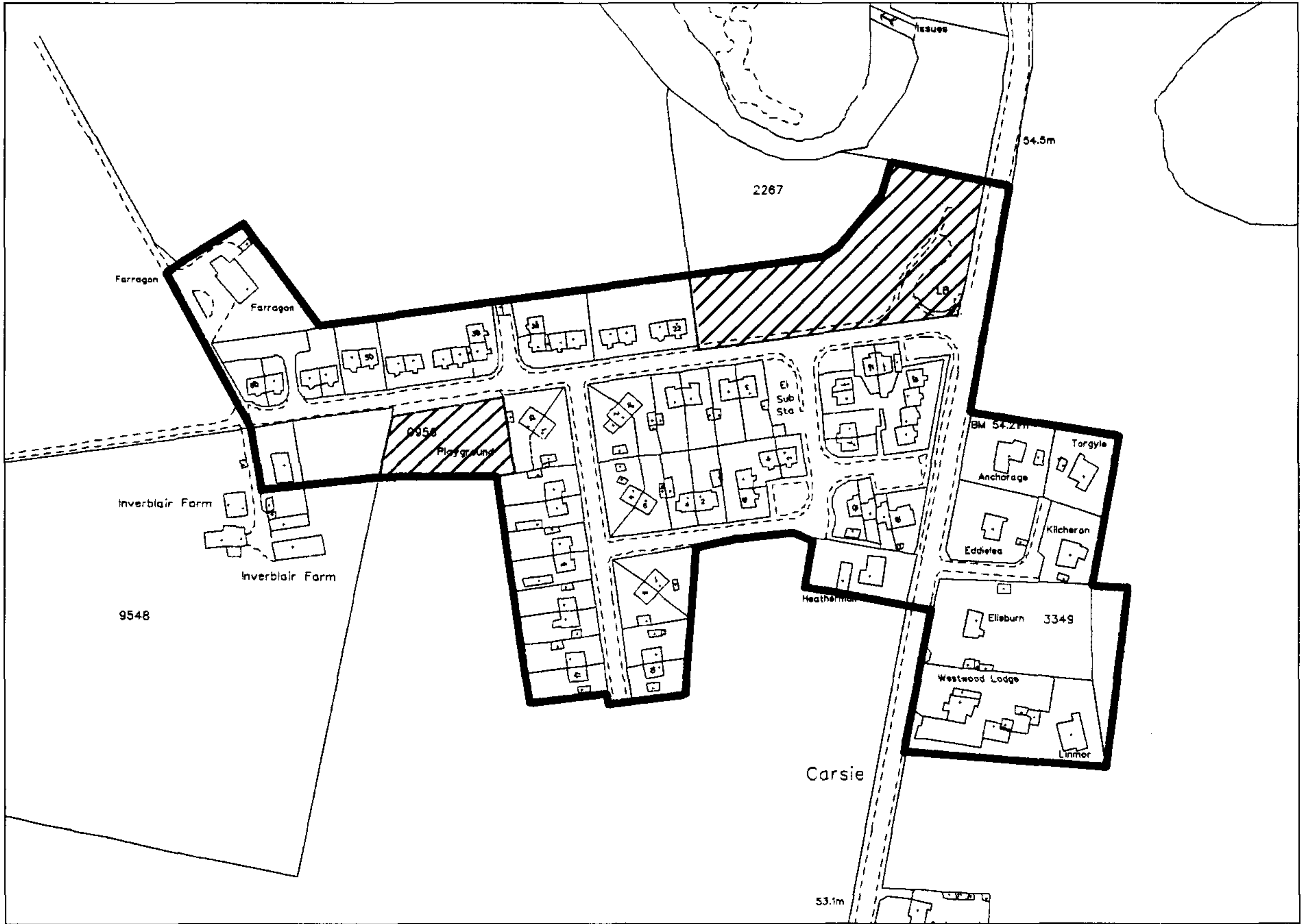
Map M: *Ballintuim*



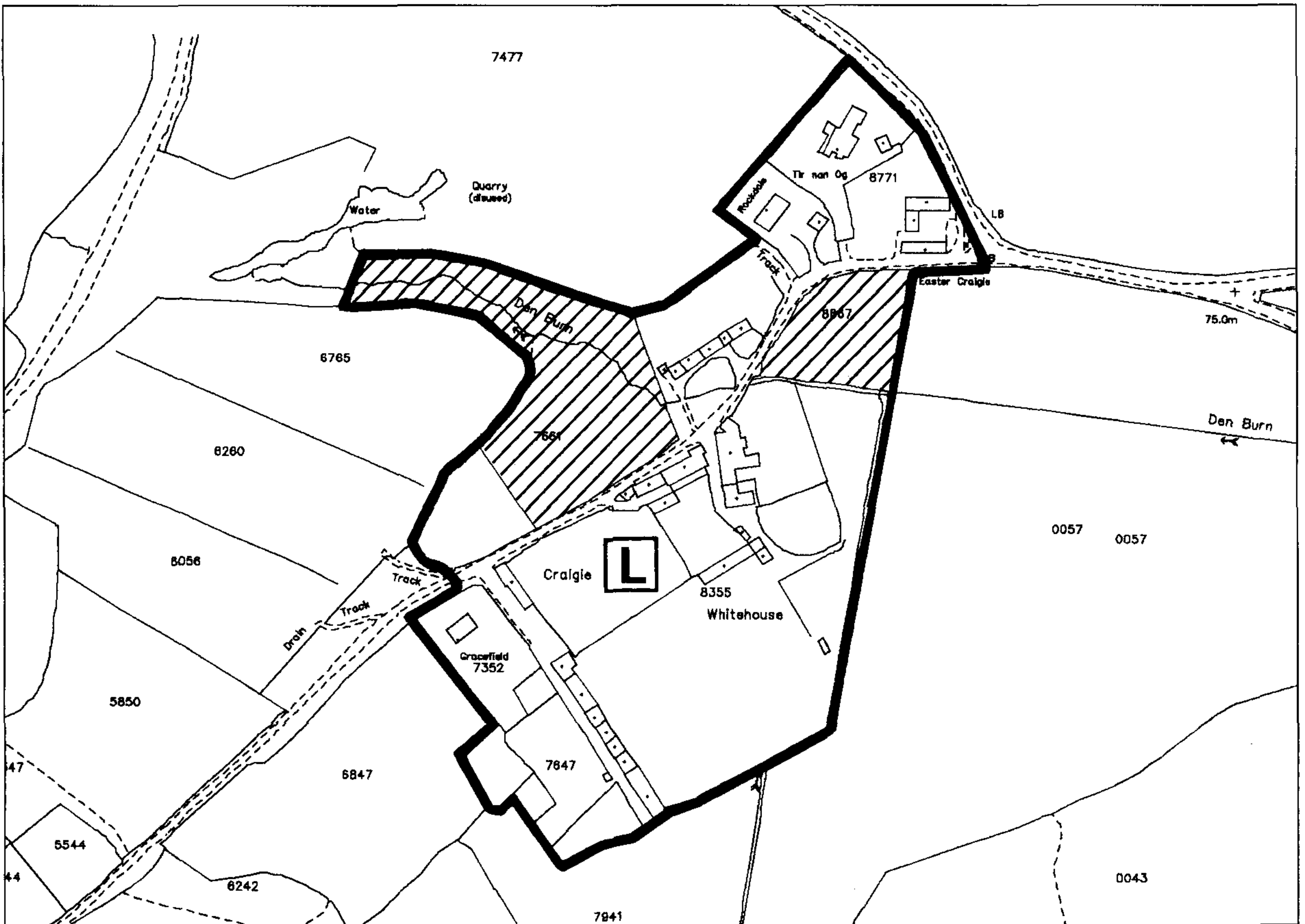
Map N: *Campmuir*



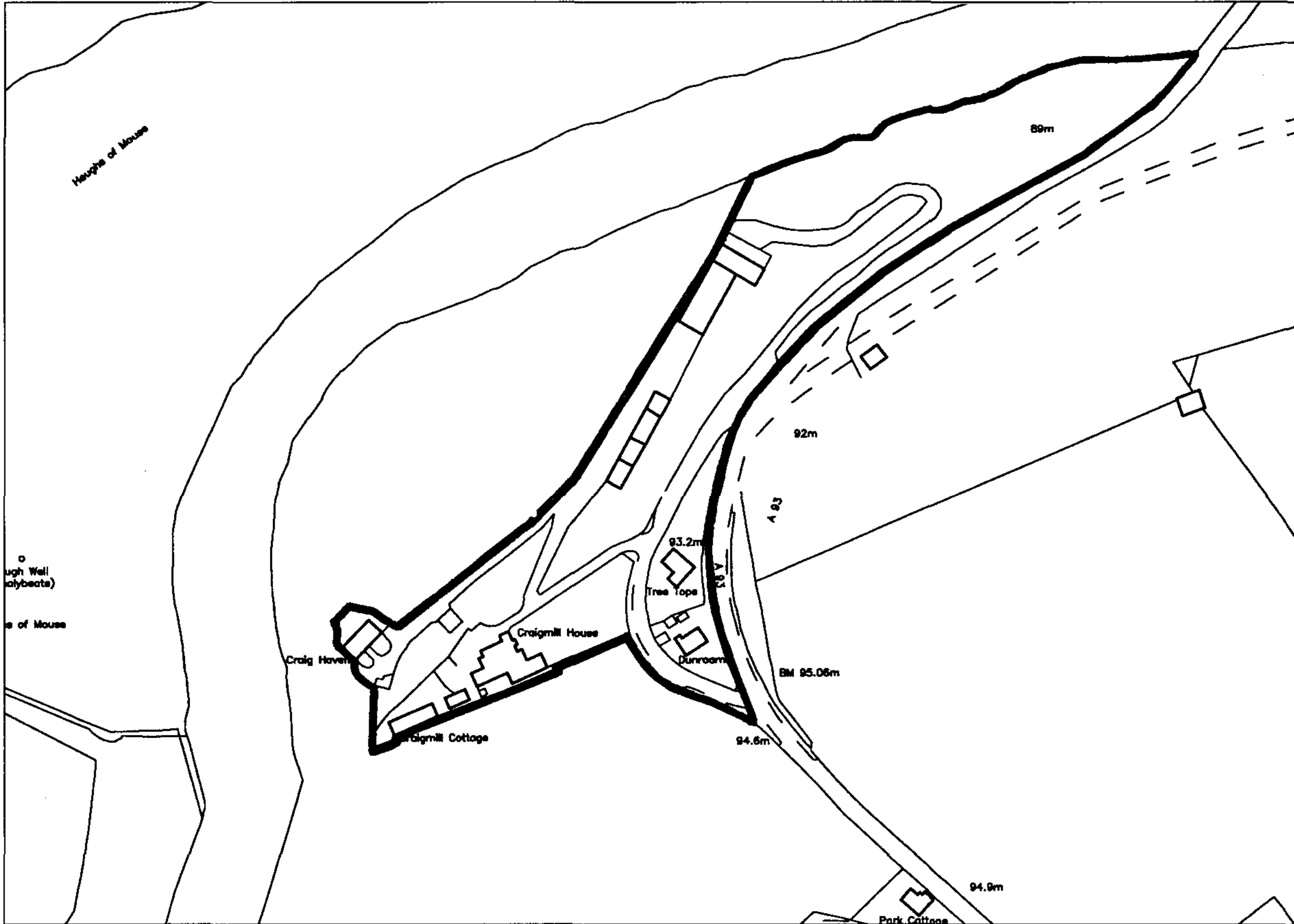
Map O: Carsie



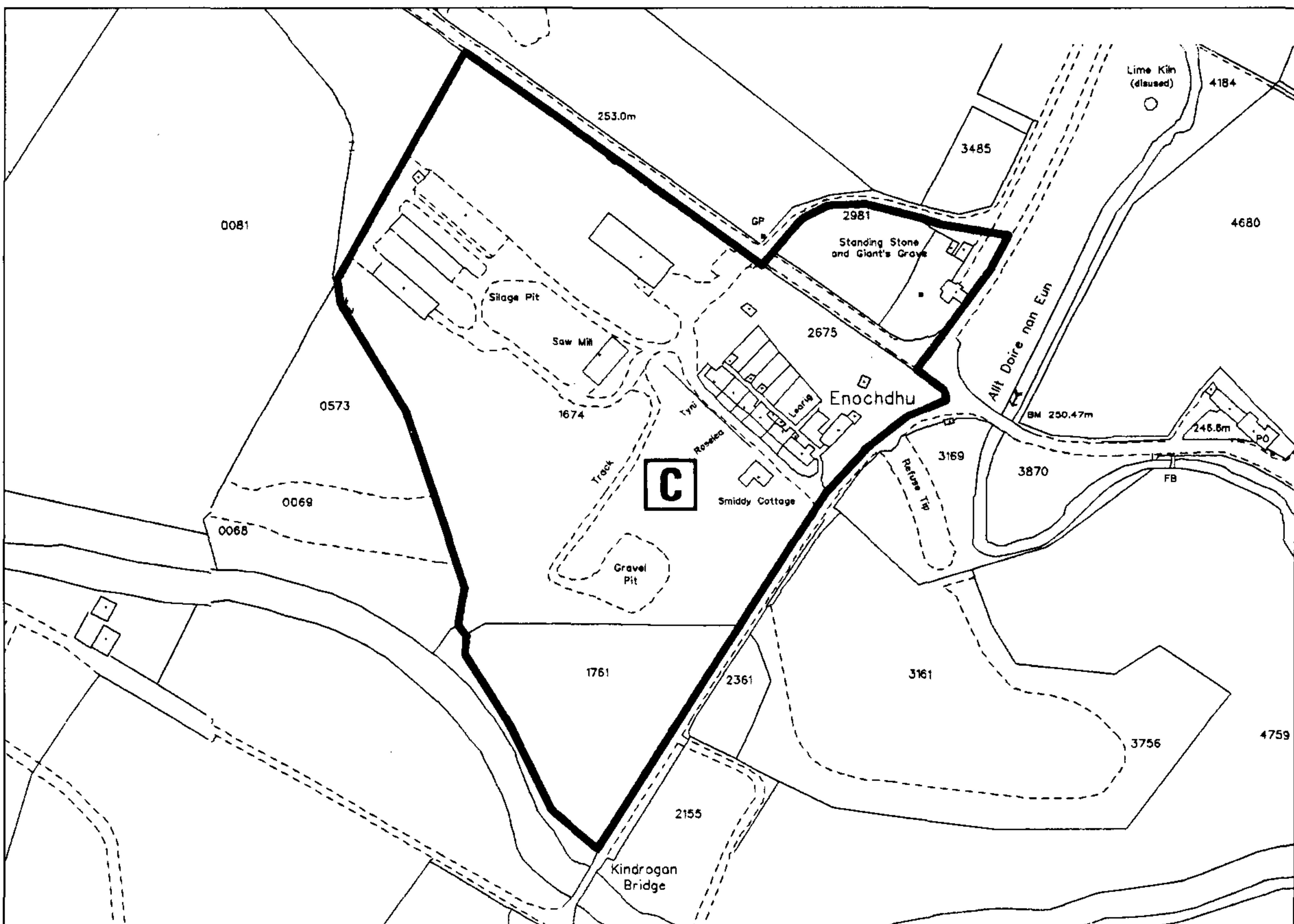
Map P: Craigie



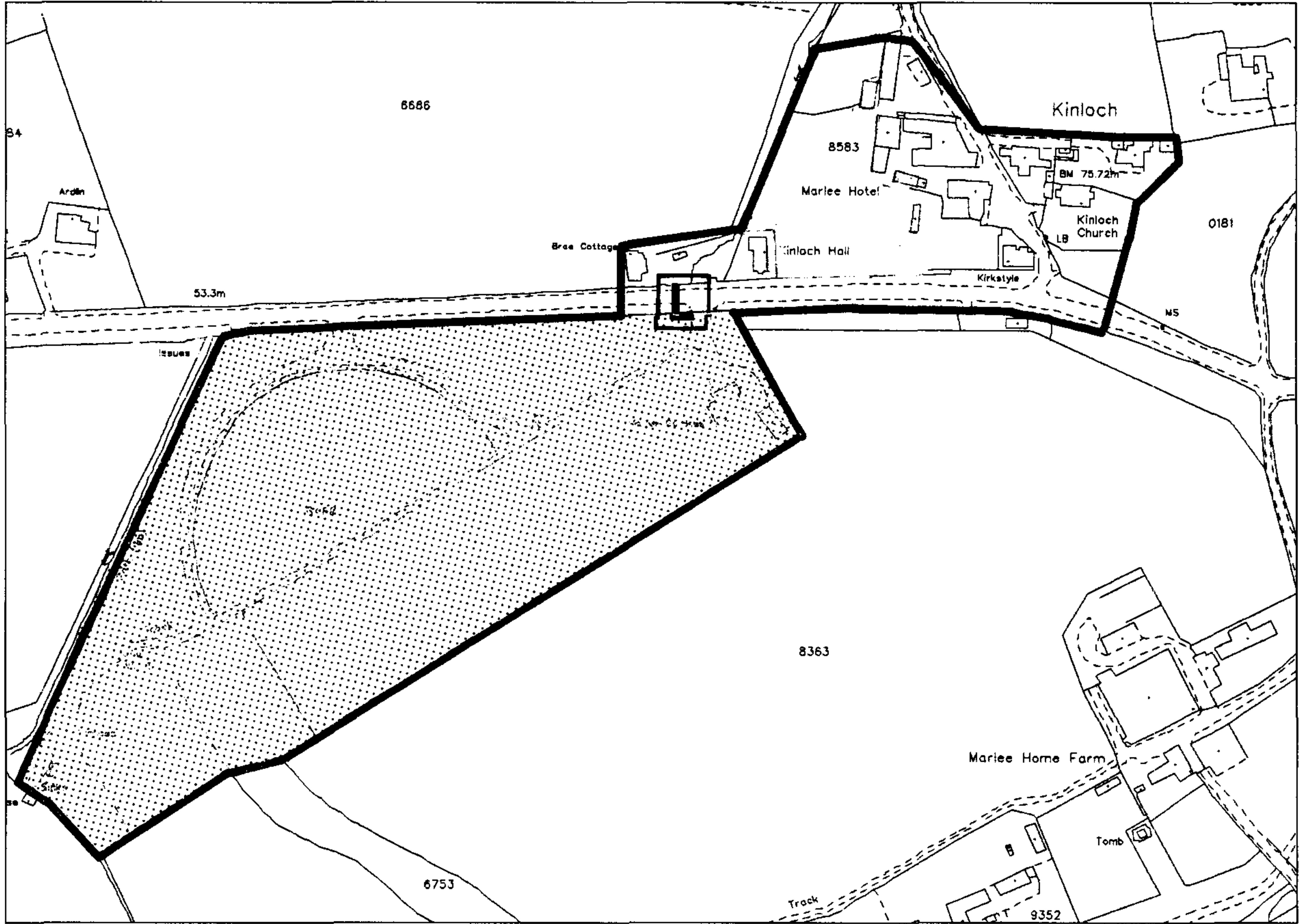
Map Q: *Craigmill*



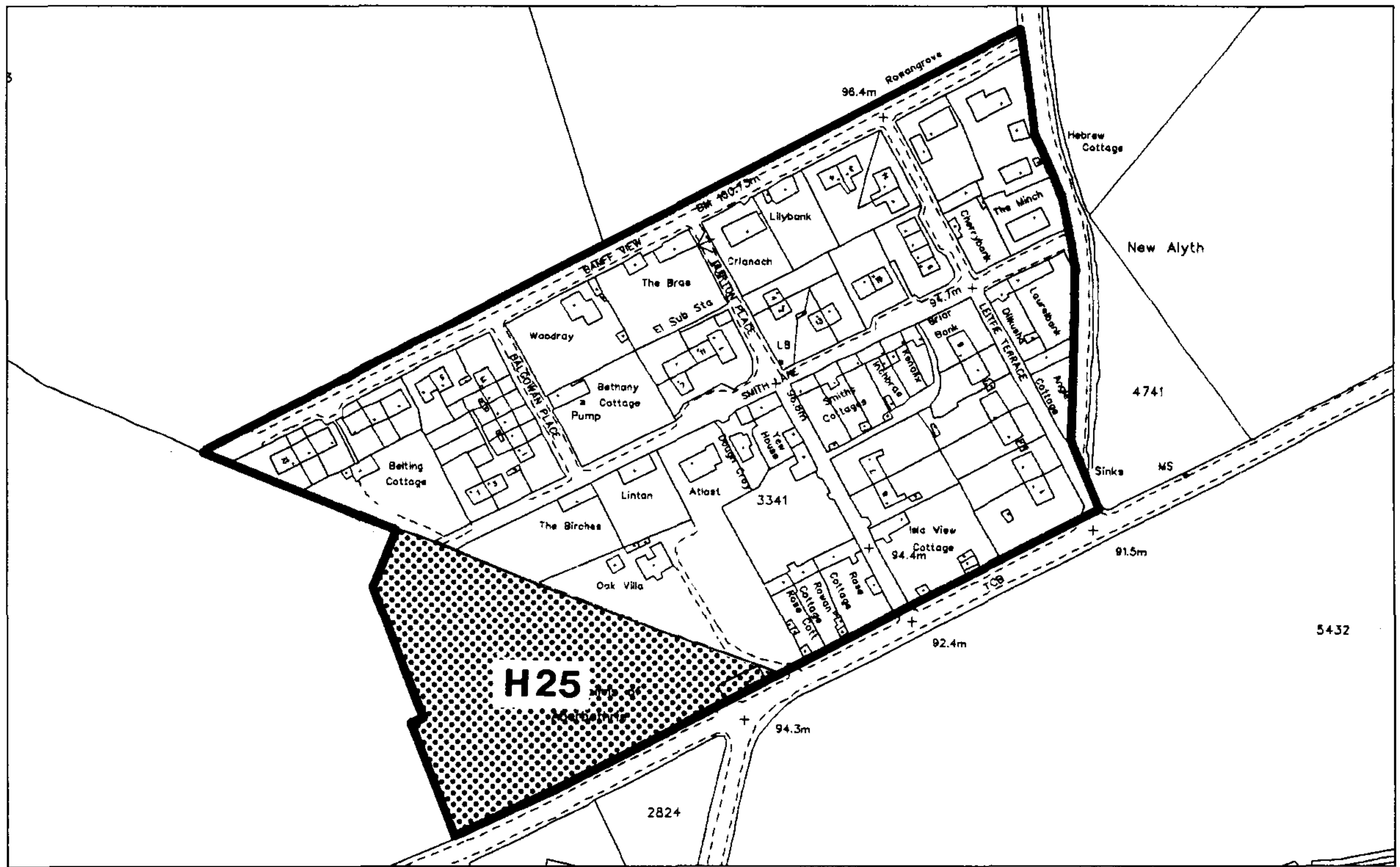
Map R: *Enochdhu*



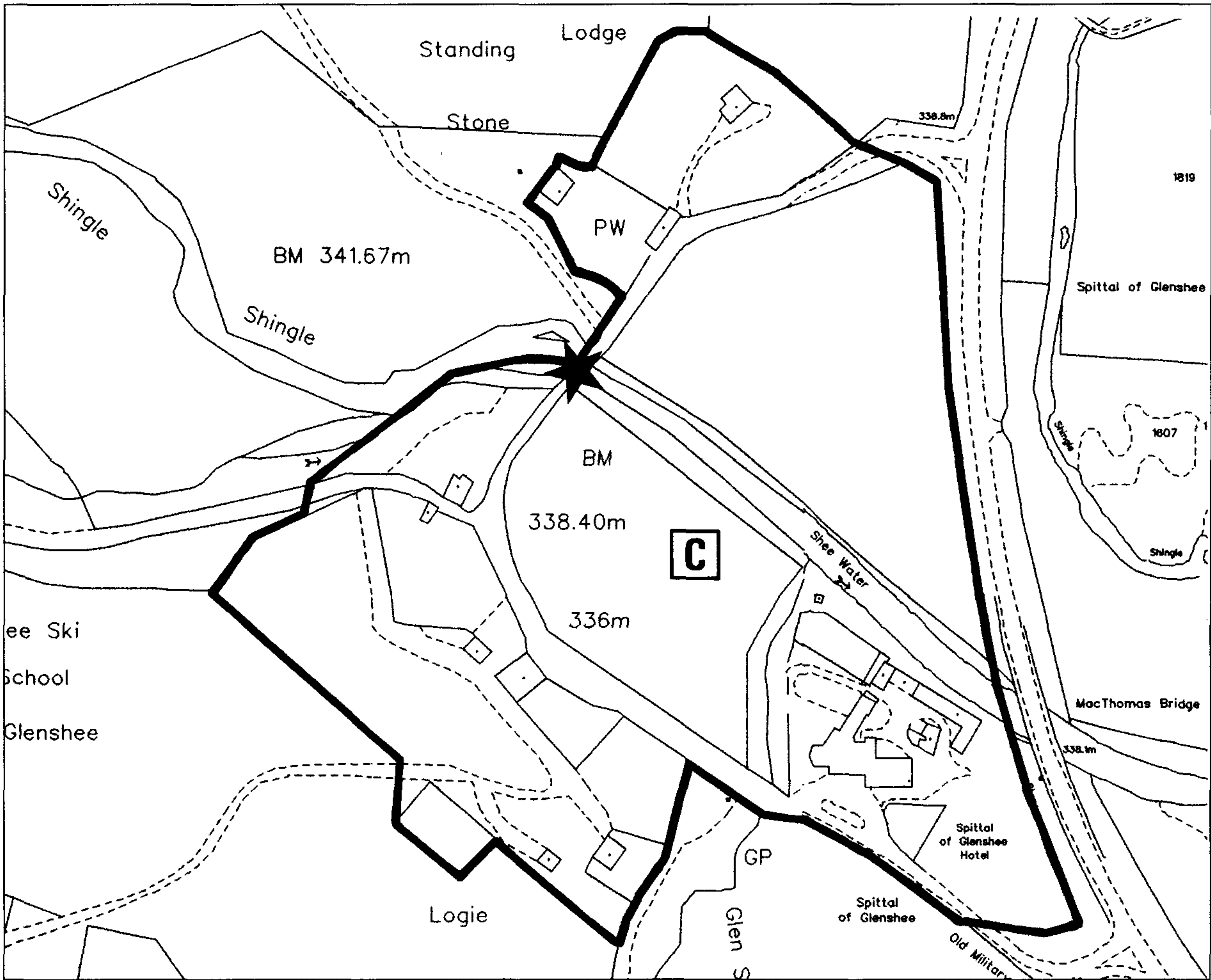
Map S: Kinloch



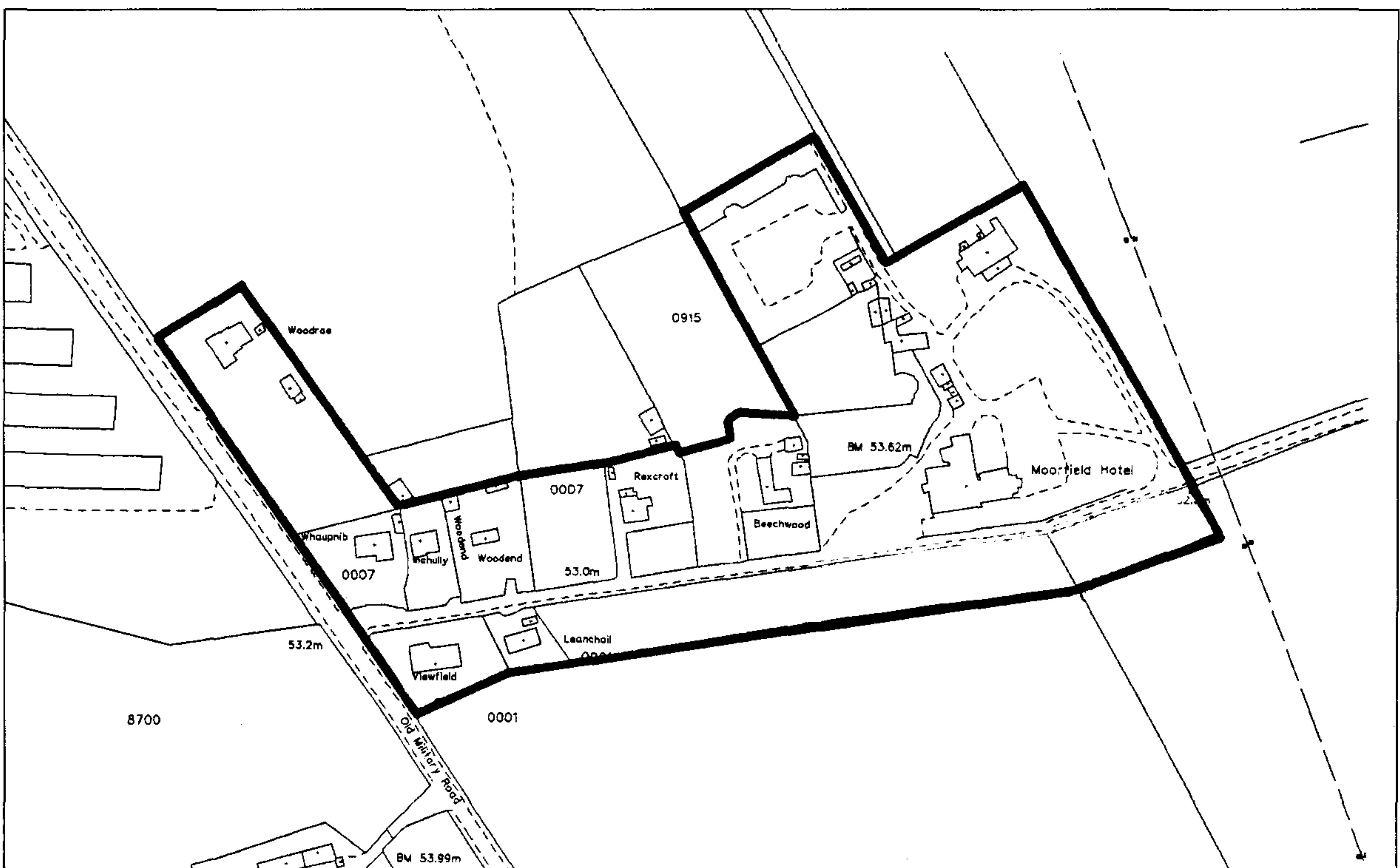
Map T: New Alyth



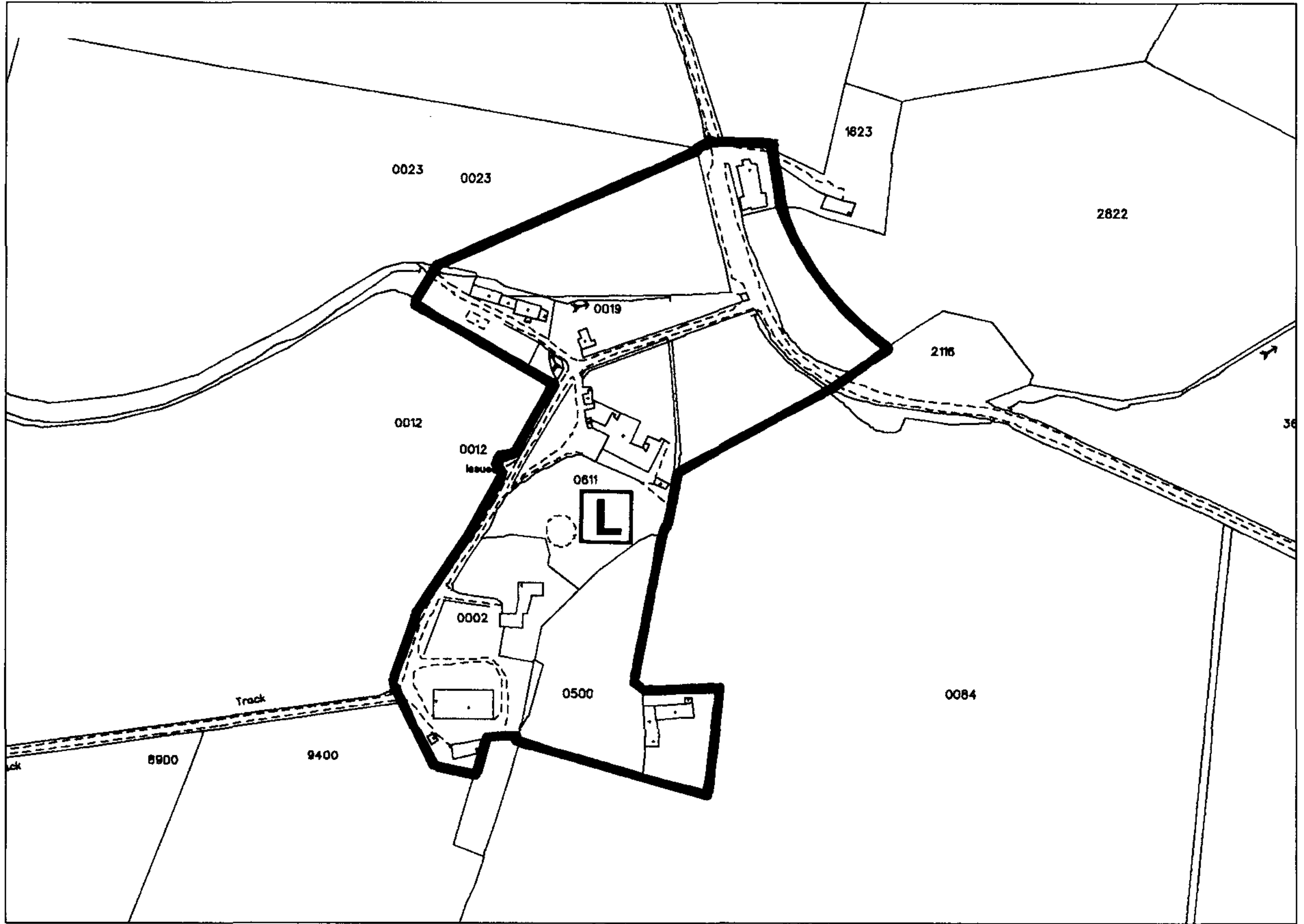
Map U: *Spittal of Glenshee*



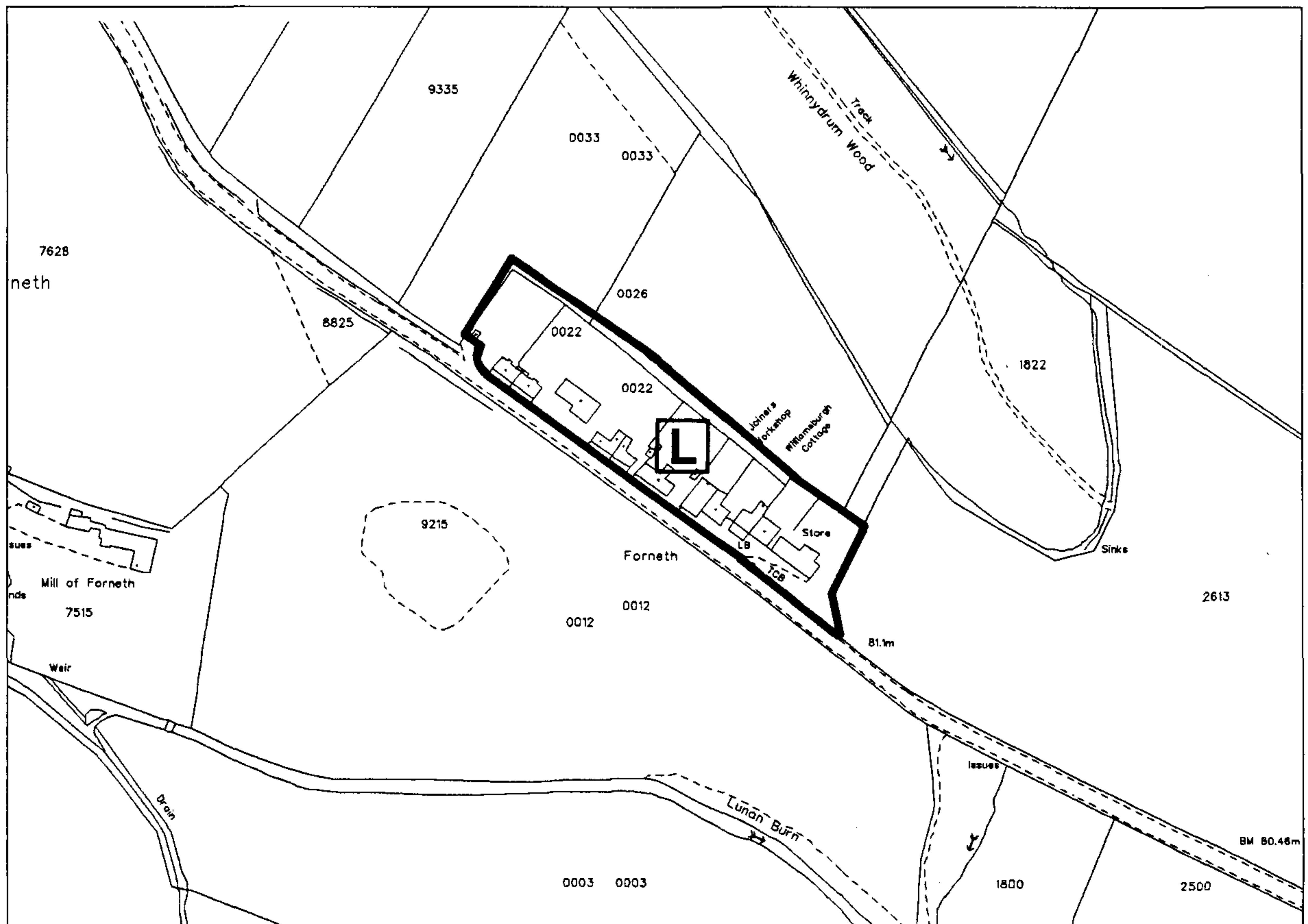
Map V: *West Myreriggs*



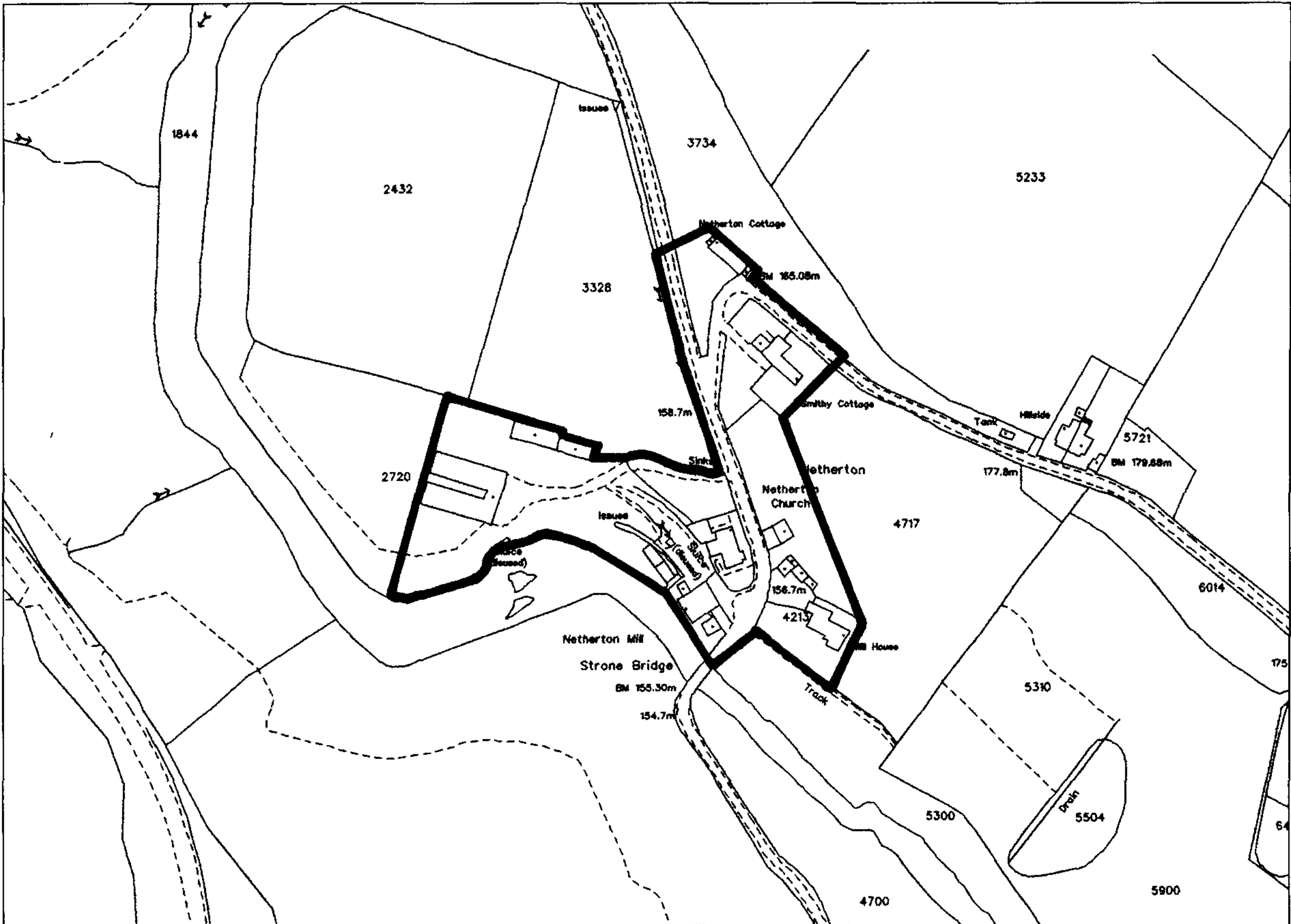
Map W: *Concraigie*



Map X: *Forneth*



Map Y: Netherton



Map Z: Straloch

