



# Perth and Kinross Local Development Plan

## Call for Sites

20 January - 31 March 2015

This form should be used to make a submission to the call for sites process to promote a site for development or redevelopment in the Perth and Kinross Local Development Plan. This form should be used where a change to a settlement boundary is suggested but should not be used for housing sites of fewer than 5 units as the Local Development Plan does not identify sites of this scale. Requested information should be concise and to the point.

For help completing this form you are advised to read the associated [Guidance notes](#) or ring us on 01738 475300

### PART 1 APPLICANT AND SITE DETAILS

#### 1. Your Details

Name	<input type="text" value="Ewan Maclean"/>
Organisation/ Community Council	<input type="text" value="Emac Planning LLP"/>
Building No./Name	<input type="text" value="Ballinard House"/>
Address	<input type="text" value="3 Davidson Street&lt;br/&gt;Broughty Ferry"/>
Town/City	<input type="text" value="Dundee"/>
Postcode	<input type="text" value="DD5 3AS"/>
Telephone	<input type="text" value="01382 738822"/>
Mobile	<input type="text" value="07860 968006"/>
Email	<input type="text" value="ewan@emacplanning.co.uk"/>

#### 2. Lead Developers Details (if any)

Name	<input type="text" value="John Stephen"/>
Organisation	<input type="text" value="A &amp; J Stephen (Builders) Limited"/>
Building No./Name	<input type="text" value="Stephen House"/>
Address	<input type="text" value="Edinburgh Road"/>
Town/ City	<input type="text" value="Perth"/>
Postcode	<input type="text" value="PH2 8BS"/>
Telephone	<input type="text" value="01738 620721"/>
Mobile	<input type="text"/>
Email	<input type="text"/>

#### 3. Primary Landowner's Details (if known)

Name	<input type="text"/>	Postcode	<input type="text"/>
organisation	<input type="text"/>	Telephone	<input type="text"/>
Building No./Name	<input type="text"/>	Mobile	<input type="text"/>
Address	<input type="text"/>	Email	<input type="text"/>
Town/City	<input type="text"/>		

- ☒ Please confirm, by ticking this box, that the landowner(s) has been notified that a submission is being made to the Call for Sites process relating to the land in their ownership?  
See question 33.

**4. Who is the main contact for this submission?**

- ☒ You      ☐ Developer      ☐ Land Owner  
☐ Other

**5. Site Area**

Please state the site area in either hectares or square metres:

Hectares (ha)

Square Metres (sq m)

**6. Postal Address or Location of proposed Development** (please include postcode)

Please identify the location of the site in your accompanying location plan.

Borlick, Aberfeldy (H36).

**7. Current and Proposed Land Use**

Please describe the current designation and use of the site:

Agriculture.

What land use would you like the site considered for?

Support for allocation H36 and the associated site specific developer requirements listed within the LDP, with two exceptions. The third bullet requires "Access from A827 with secondary link into Old Crieff Road along Borlick Farm access track". However, it may be possible to achieve a more suitable secondary access through an alternative route and this option should be reflected in the LDP text.  
The bullet should therefore be amended to read: "Access from A827 with secondary link into Old Crieff Road along Borlick Farm access track or other suitable secondary route".

## PART 2 ADDRESSING THE SELECTION CRITERIA

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### ENHANCING PLACE

**8. Which of the strategic objectives within the Perth and Kinross Community Planning Partnership's Community Plan 2013 - 2023 does the proposal support? Select all that apply.**

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

Please explain how?

**9. How will the proposal support local communities? How will the proposal enhance or create new local facilities?**

**10. Will the proposal create any permanent employment within Perth and Kinross?**

**11. If the proposal will result in a loss of employment land, please give further details.**

**12. If the proposal supports a designated National Planning Framework national priority or a site identified in the Strategic Development Plan, please give details.**

**13. Explain how the proposal meets a potential land supply issue in the Perth and Kinross Local Development Plan.**

Please note that for housing sites we are most interested in receiving information on potential sites in the housing market areas covering Highland, Strathmore and Strathearn; there is unlikely to be a need for additional land in the Perth Housing Market Area or the Kinross Housing Market Area. For further information please see the associated Guidance Notes.

**14. Is the proposed site within or next to an existing settlement area?**

☒ Yes      ☐ No

**15. Is the proposed site within the Green Belt as identified in the Perth and Kinross Local Development Plan?**

☐ Yes, go to question 16      ☒ No, go to question 17



**16. Describe what makes the proposal suitable or appropriate at a green belt location. Is a green belt location essential? If so, why?**

**17. Will the proposal affect any cultural heritage asset(s)?**

(for example, Scheduled Monuments, archaeological sites, listed buildings and or their setting, Conservation Areas, Gardens and Design Landscapes, Historical Battlefields). Please provide details of the asset(s) and of the impact (positive or negative) that the proposal will have.

**18. Provide details of any known previous development of the site.**

**19. Will development of this site re-use existing buildings?**

**20. Explain the compatibility of the proposal with neighbouring uses.**

**21. Explain the compatibility of the proposal with the existing character of the surrounding area.**

**22. How does the site's location promote the use of sustainable transport?**

**23. Does the site make best use of solar gain? Is the site protected from prevailing winds?**

**INFRASTRUCTURE CAPACITY**

**24. Is the site serviced by the following existing utilities infrastructure?** Select all that apply.

- |   |  |   |
|---|--|---|
| <input checked="" type="checkbox"/> Water | <input checked="" type="checkbox"/> Sewerage                   | <input checked="" type="checkbox"/> Electricity |
| <input checked="" type="checkbox"/> Gas   | <input checked="" type="checkbox"/> Telecommunications/Digital |   |

**25. Have you approached the relevant utility providers to discuss whether capacity exists within the utility network? Please give details.**

**26. Explain how the site relates to existing road and rail networks.**

**27. Please provide details of any known capacity issues in the existing road and rail networks and how these can be overcome.**

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

#### SITE TECHNICAL CONSTRAINTS

**28. Do you have information that supports that the site is free from, or can be made free of any constraints?**

(For example, site stability, contamination, flood risk, overhead lines, health and safety exclusion zones)

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

**29. Please explain what effect the proposal will have on the landscape character of the area.**

**30. How will the development contribute to the green network?**

**31. Is this site located within 2km of, or likely to have an effect on a designated Natura 2000 site?**

Please give details.

☐ Yes ☒ No

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

**32. In what way would development of the site impact on a national, regional or local designated site?**

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

## DELIVERABILITY IN THE PLAN PERIOD

**33. What is the ownership/control status of the site?** Select all that apply.

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Owned/controlled by single developer. | <input type="checkbox"/> Owned/controlled by multiple developers. |
| <input type="checkbox"/> Controlled by single owner.                      | <input type="checkbox"/> In control of multiple owners.           |
| <input type="checkbox"/> In partnership with a developer.                 | <input type="checkbox"/> In partnership with multiple developers. |
| <input type="checkbox"/> No developer involvement in the proposal.        |   |

Where there are additional developers or landowners involved please provide details.

**34. When is the development proposed to take place on the site?**

- ☒ Within 5 years of adoption of the Local Development Plan (up to 2023)
- ☐ Within 5-10 years (up to 2023 – 2028)
- ☐ Beyond 10 years (beyond 2028)

**35. Provide details to demonstrate that the site can be considered effective in terms of any housing proposals.**

(Whole, or in part to establish the suitability of the proposal in this regard).

## PART 3 DECLARATIONS

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### Action Programme

- ☒ I, the promoter/agent confirm that if my site is successful in the Call for Sites process and promoted within the Local Development Plan I will provide the Council with information as required to allow the Council to fulfill its duties to prepare Action Programmes.

### Further Information

- ☒ I, the promoter/agent confirm I am aware that as part of the Local Development Plan process I may be required to provide further information in the form of studies/investigations or other documentation prepared by suitably qualified professionals to support the information I have provided on this form and/or to establish the suitability of the site for development or redevelopment in line with the proposed use.

- ☒ I, the promoter/agent accept that details of this proposal may be publicised as part of consultation on this and future phases of the preparation of the local Development Plan.

**Signature**

- ☒ I, the promoter/agent certify that this is a submission for the Call for Sites process as part of Perth and Kinross Local Development Plan. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge (for electronic submissions, please confirm your statement by ticking the box instead of providing signature).

**Signature:**

**Name:**

**Date:**

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.

**36. How did you find out about the call for sites process?** optional question.

- ☒ Councils website
- ☐ Notice in Newspaper, could you tell us which one below?
- ☐ PKC Development Plan Scheme
- ☐ Telephone enquiry to Council
- ☐ Email enquiry to Council
- ☐ Social Media (e.g. Twitter, Facebook)
- ☐ Other, could you tell us how below?

Further information

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Completed Submission forms and location plans should be addressed to  
[developmentplan@pkc.gov.uk](mailto:developmentplan@pkc.gov.uk)

Or alternatively by post to:

Local Development Plan Team  
Perth and Kinross Council  
Pullar House  
35 Kinnoull Street  
Perth  
PH1 5GD

The Call for Sites process will run from Tuesday 20 January 2015 for 10 weeks. Completed Submissions must be received by Tuesday 31 March 2015.



# Perth and Kinross Local Development Plan

## Call for Sites

20 January - 31 March 2015

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#### 1. Your Details

Name	<input type="text" value="Ewan Maclean"/>
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Building No./Name	<input type="text" value="Stephen House"/>
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Town/City	<input type="text"/>		

☒ Please confirm, by ticking this box, that the landowner(s) has been notified that a submission is being made to the Call for Sites process relating to the land in their ownership?  
See question 33.

**4. Who is the main contact for this submission?**

☒ You ☐ Developer ☐ Land Owner

☐ Other

**5. Site Area**

Please state the site area in either hectares or square metres:

Hectares (ha)

Square Metres (sq m)

**6. Postal Address or Location of proposed Development** (please include postcode)

Please identify the location of the site in your accompanying location plan.

Amulree Road, Aberfeldy

**7. Current and Proposed Land Use**

Please describe the current designation and use of the site:

Agriculture.

What land use would you like the site considered for?

Housing, Leisure and Community facilities.



## PART 2 ADDRESSING THE SELECTION CRITERIA

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### ENHANCING PLACE

**8. Which of the strategic objectives within the Perth and Kinross Community Planning Partnership's Community Plan 2013 - 2023 does the proposal support? Select all that apply.**

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

Please explain how?

Aberfeldy is a TAYPlan Principal Settlement and is recognised as one of the largest settlements in Highland Perthshire, playing an important role in its economy. As such the current LDP therefore proposes housing and employment opportunities of a scale to reflect such status.

Recognising the constraint imposed by the River Tay, housing and employment allocations are directed to the east and west of the settlement.

Topographically the settlement rises in a southern direction and the subject land is very similar in context to the housing development to the rear of the Moness Country Club which is directly to the west. This land therefore presents an opportunity to round off the settlement boundary set by the adjacent development and provide a longer term direction for settlement growth.

**9. How will the proposal support local communities? How will the proposal enhance or create new local facilities?**

By helping to maintain local services in Aberfeldy and the surrounding area.

**10. Will the proposal create any permanent employment within Perth and Kinross?**

Yes through inward migration and / or movement in the local housing market.

**11. If the proposal will result in a loss of employment land, please give further details.**

N.A.

**12. If the proposal supports a designated National Planning Framework national priority or a site identified in the Strategic Development Plan, please give details.**

**13. Explain how the proposal meets a potential land supply issue in the Perth and Kinross Local Development Plan.**

Please note that for housing sites we are most interested in receiving information on potential sites in the housing market areas covering Highland, Strathmore and Strathearn; there is unlikely to be a need for additional land in the Perth Housing Market Area or the Kinross Housing Market Area. For further information please see the associated Guidance Notes.

**14. Is the proposed site within or next to an existing settlement area?**

☒ Yes      ☐ No

**15. Is the proposed site within the Green Belt as identified in the Perth and Kinross Local Development Plan?**

☐ Yes, go to question 16      ☒ No, go to question 17

**16. Describe what makes the proposal suitable or appropriate at a green belt location. Is a green belt location essential? If so, why?**

**17. Will the proposal affect any cultural heritage asset(s)?**

(for example, Scheduled Monuments, archaeological sites, listed buildings and or their setting, Conservation Areas, Gardens and Design Landscapes, Historical Battlefields). Please provide details of the asset(s) and of the impact (positive or negative) that the proposal will have.

No known impacts.

**18. Provide details of any known previous development of the site.**

None known.

**19. Will development of this site re-use existing buildings?**

No.

**20. Explain the compatibility of the proposal with neighbouring uses.**

The sites directly abut the southern edge of the Aberfledy settlement boundary and the proposed use is compatible with neighbouring uses.

**21. Explain the compatibility of the proposal with the existing character of the surrounding area.**

**22. How does the site's location promote the use of sustainable transport?**

**23. Does the site make best use of solar gain? Is the site protected from prevailing winds?**

**INFRASTRUCTURE CAPACITY**

**24. Is the site serviced by the following existing utilities infrastructure? Select all that apply.**

- |   |  |   |
|---|--|---|
| <input checked="" type="checkbox"/> Water | <input checked="" type="checkbox"/> Sewerage                   | <input checked="" type="checkbox"/> Electricity |
| <input checked="" type="checkbox"/> Gas   | <input checked="" type="checkbox"/> Telecommunications/Digital |   |

**25. Have you approached the relevant utility providers to discuss whether capacity exists within the utility network? Please give details.**

All services available.

**26. Explain how the site relates to existing road and rail networks.**

**27. Please provide details of any known capacity issues in the existing road and rail networks and how these can be overcome.**

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

#### SITE TECHNICAL CONSTRAINTS

**28. Do you have information that supports that the site is free from, or can be made free of any constraints?**

(For example, site stability, contamination, flood risk, overhead lines, health and safety exclusion zones)

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

All service connections are available and it is not anticipated that there will be any abnormal issues over and above normal servicing requirements.

**29. Please explain what effect the proposal will have on the landscape character of the area.**

**30. How will the development contribute to the green network?**

**31. Is this site located within 2km of, or likely to have an effect on a designated Natura 2000 site?**

Please give details.

☐ Yes      ☒ No

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

**32. In what way would development of the site impact on a national, regional or local designated site?**

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

No impact.

## DELIVERABILITY IN THE PLAN PERIOD

**33. What is the ownership/control status of the site?** Select all that apply.

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Owned/controlled by single developer. | <input type="checkbox"/> Owned/controlled by multiple developers. |
| <input type="checkbox"/> Controlled by single owner.                      | <input type="checkbox"/> In control of multiple owners.           |
| <input type="checkbox"/> In partnership with a developer.                 | <input type="checkbox"/> In partnership with multiple developers. |
| <input type="checkbox"/> No developer involvement in the proposal.        |   |

Where there are additional developers or landowners involved please provide details.

**34. When is the development proposed to take place on the site?**

- ☐ Within 5 years of adoption of the Local Development Plan (up to 2023)
- ☒ Within 5-10 years (up to 2023 – 2028)
- ☐ Beyond 10 years (beyond 2028)

**35. Provide details to demonstrate that the site can be considered effective in terms of any housing proposals.**

(Whole, or in part to establish the suitability of the proposal in this regard).

## PART 3 DECLARATIONS

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### Action Programme

- ☒ I, the promoter/agent confirm that if my site is successful in the Call for Sites process and promoted within the Local Development Plan I will provide the Council with information as required to allow the Council to fulfill its duties to prepare Action Programmes.

### Further Information

- ☒ I, the promoter/agent confirm I am aware that as part of the Local Development Plan process I may be required to provide further information in the form of studies/investigations or other documentation prepared by suitably qualified professionals to support the information I have provided on this form and/or to establish the suitability of the site for development or redevelopment in line with the proposed use.

- ☒ I, the promoter/agent accept that details of this proposal may be publicised as part of consultation on this and future phases of the preparation of the local Development Plan.

**Signature**

- ☒ I, the promoter/agent certify that this is a submission for the Call for Sites process as part of Perth and Kinross Local Development Plan. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge (for electronic submissions, please confirm your statement by ticking the box instead of providing signature).

**Signature:**

**Name:**

**Date:**

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.

**36. How did you find out about the call for sites process?** optional question.

- ☒ Councils website
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Further information

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Or alternatively by post to:

Local Development Plan Team  
Perth and Kinross Council  
Pullar House  
35 Kinnoull Street  
Perth  
PH1 5GD

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REMONY,  
ABERFELDY,  
PERTSHIRE  
PH15 2HR

Attn Brenda Murray  
Development Plans,  
Perth & Kinross Council  
Pullar House,  
35 Kinnoull Street,  
Perth  
PH1 5GD

27 FEB 2015

25<sup>th</sup> February 2015

*Dear Brenda*

**Perth & Kinross Local Development Plan 2018 -23**  
**Call for Issues and Call for Sites**

I thank you for your letter of 20<sup>th</sup> January drawing my attention to the Call for Issues and Call for Sites in the Local Development Plan. Please find enclosed a map onto which I have copied the boundary of the existing envelope for the village of Acharn. Within this there are a number of small areas which have development potential. The Remony Estate Partnership currently own all the 'greenfield sites' of land within the envelope; and we are happy to let all of these areas continue to be included within the existing Plan Boundary.

On the North West side of the village adjacent to the existing workshop there is an existing piece of 'greenfield' next to the Acharn Burn, shown on the plan in green, which would make a logical extension area for the workshop. The existing workshop is old and currently provides accommodation for two small businesses and storage space for the farm. There is potential here to replace the existing workshop with a small modern business complex, which would in turn provide additional employment for residents in the village and surrounding area. We, the Estate, have no plans at present to develop this site, but believe that it has genuine potential within the lifetime of the new Local Development Plan. Accordingly, we submit that this area should now be included in the new proposals.

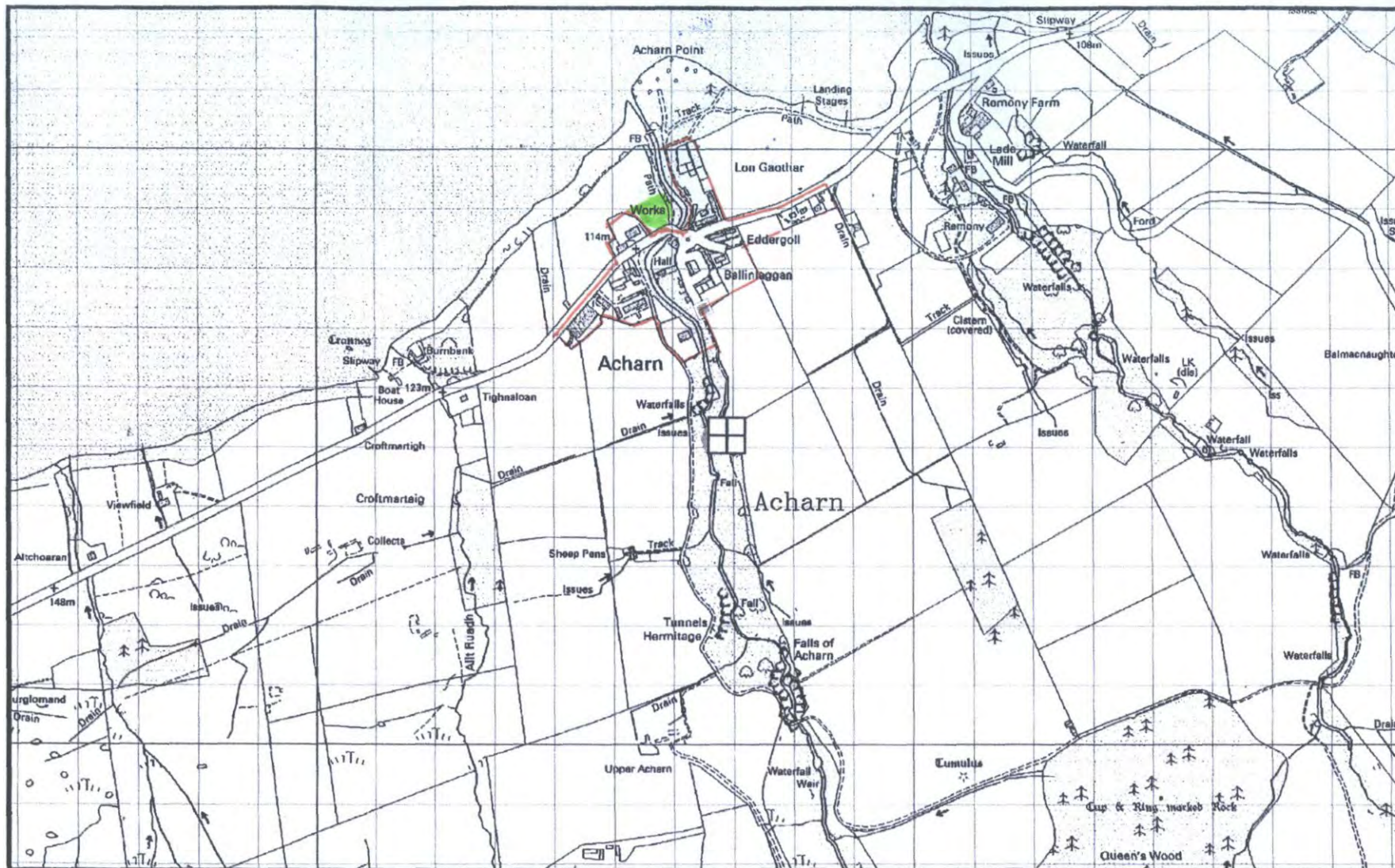
Yours sincerely,

J Duncan Millar  
Managing Partner,  
Remony Estate Partnership

Enclosure: Map: Highland Perthshire Acharn 6.5



HIGHLAND PERTSHIRE ACHARN 6.5



EXISTING LOCAL PLAN BOUNDARY

PROPOSED AREA OF EXTENSION.



# Perth and Kinross Local Development Plan

## Call for Sites

20 January - 31 March 2015

This form should be used to make a submission to the call for sites process to promote a site for development or redevelopment in the Perth and Kinross Local Development Plan. This form should be used where a change to a settlement boundary is suggested but should not be used for housing sites of fewer than 5 units as the Local Development Plan does not identify sites of this scale. Requested information should be concise and to the point.

For help completing this form you are advised to read the associated [Guidance notes](#) or ring us on 01738 475300

### PART 1 APPLICANT AND SITE DETAILS

---

#### 1. Your Details

Name	<input type="text" value="Mr. Robert Patrick"/>
Organisation/ Community Council	<input type="text" value="CKD Galbraith LLP"/>
Building No./Name	<input type="text" value="Lynedoch House"/>
Address	<input type="text" value="Barossa Place"/>
Town/City	<input type="text" value="Perth"/>
Postcode	<input type="text" value="PH1 5EP"/>
Telephone	<input type="text" value="01738 456 078"/>
Mobile	<input type="text" value="07717 788 683"/>
Email	<input type="text" value="robert.patrick@ckdgalbraith.co.uk"/>

#### 2. Lead Developers Details (if any)

Name	<input type="text"/>
Organisation	<input type="text"/>
Building No./Name	<input type="text"/>
Address	<input type="text"/>
Town/ City	<input type="text"/>
Postcode	<input type="text"/>
Telephone	<input type="text"/>
Mobile	<input type="text"/>
Email	<input type="text"/>

#### 3. Primary Landowner's Details (if known)

Name	<input type="text"/>	Postcode	<input type="text" value="PH15 2JJ"/>
organisation	<input type="text" value="J &amp; A Henderson"/>	Telephone	<input type="text"/>
Building No./Name	<input type="text" value="Carse Farm"/>	Mobile	<input type="text"/>
Address	<input type="text" value="Aberfeldy"/>	Email	<input type="text"/>
Town/City	<input type="text"/>		

- ☒ Please confirm, by ticking this box, that the landowner(s) has been notified that a submission is being made to the Call for Sites process relating to the land in their ownership?  
See question 33.

**4. Who is the main contact for this submission?**

- ☒ You      ☐ Developer      ☐ Land Owner  
☐ Other

**5. Site Area**

Please state the site area in either hectares or square metres:

Hectares (ha)

Square Metres (sq m)

**6. Postal Address or Location of proposed Development** (please include postcode)

Please identify the location of the site in your accompanying location plan.

Land at south eastern Camserney, PH15  
2JE.

**7. Current and Proposed Land Use**

Please describe the current designation and use of the site:

Unallocated greenfield land.

What land use would you like the site considered for?

The proposal site should be included within the settlement boundary of Camserney to allow possible future residential development at a scale to mirror the existing building group.

## PART 2 ADDRESSING THE SELECTION CRITERIA

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### ENHANCING PLACE

**8. Which of the strategic objectives within the Perth and Kinross Community Planning Partnership's Community Plan 2013 - 2023 does the proposal support? Select all that apply.**

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

Please explain how?

The proposals are in a highly sustainable location with local public transport links within walking distance of the site giving sustainable connections to neighbouring Aberfeldy, which has an excellent range of local amenities. The current plan seeks to reduce the need to travel by ensuring that most growth takes place in or close to existing settlements. This site meets these requirements.

By amending the settlement boundary of Camserney to include the proposal site, this identifies a deliverable site within the village, which will help meet local housing demand as well as increasing the range and choice of housing available locally. This site is considered to meet the above strategic objectives and as such the proposal should be accepted.

**9. How will the proposal support local communities? How will the proposal enhance or create new local facilities?**

The adopted LDP states that 'windfall or small sites can play an important role in sustaining villages outwith the main settlements whilst retaining the character of each settlement and the high value of natural environment within the area'. This proposal will help sustain the village and as such should be supported.

**10. Will the proposal create any permanent employment within Perth and Kinross?**

N/A.

**11. If the proposal will result in a loss of employment land, please give further details.**

N/A.

**12. If the proposal supports a designated National Planning Framework national priority or a site identified in the Strategic Development Plan, please give details.**

n/a

**13. Explain how the proposal meets a potential land supply issue in the Perth and Kinross Local Development Plan.**

Please note that for housing sites we are most interested in receiving information on potential sites in the housing market areas covering Highland, Strathmore and Strathearn; there is unlikely to be a need for additional land in the Perth Housing Market Area or the Kinross Housing Market Area. For further information please see the associated Guidance Notes.

It is acknowledged that the majority of requirements of the spatial strategy will be met by larger residential allocations. It is also acknowledged that preference has been stated for sites to be put forward in Highland, Strathmore and Strathearn. Camserney lies within Highland Perthshire and this site provides the opportunity to contribute immediately to the spatial strategy, whilst offering a distinctly differing character of residential site which could positively contribute to the overall diversity of landholdings identified to satisfy the demand predicted within the next five years in terms of residential growth.

TAYplan states that Local Development Plans shall allocate sufficient land to ensure a generous supply of effective housing sites and to provide for flexibility and choice' and also to 'ensure that the mix of housing type, size and tenure meets the needs and aspirations of a range of different households throughout their lives'. Potential small scale sites such as this therefore have a role to play in meeting housing requirements.

**14. Is the proposed site within or next to an existing settlement area?**

☒ Yes      ☐ No

**15. Is the proposed site within the Green Belt as identified in the Perth and Kinross Local Development Plan?**

☐ Yes, go to question 16      ☒ No, go to question 17

**16. Describe what makes the proposal suitable or appropriate at a green belt location. Is a green belt location essential? If so, why?**

N/A.

**17. Will the proposal affect any cultural heritage asset(s)?**

(for example, Scheduled Monuments, archaeological sites, listed buildings and or their setting, Conservation Areas, Gardens and Design Landscapes, Historical Battlefields). Please provide details of the asset(s) and of the impact (positive or negative) that the proposal will have.

The proposal site does not include any cultural heritage assets.

**18. Provide details of any known previous development of the site.**

N/A.

**19. Will development of this site re-use existing buildings?**

N/A.



**20. Explain the compatibility of the proposal with neighbouring uses.**

The village is primarily residential and it is considered that the proposal is in keeping with neighbouring uses.

**21. Explain the compatibility of the proposal with the existing character of the surrounding area.**

There are surrounding residential areas and the site would be in keeping with those. The proposal site is adjacent to the existing settlement boundary and within an established building group. Again, it is felt that sensitively designed and scaled development would be complimentary in this location; that this would integrate well with the existing building pattern; and that well designed development would not detract from the overall impression or landscape character of the local area.

**22. How does the site's location promote the use of sustainable transport?**

The proposals are in a highly sustainable location with local public transport links within walking distance of the site providing bus connections to Aberfeldy. The current plan seeks to reduce the need to travel by ensuring that most growth takes place in or close to existing settlements. This site meets these requirements.

**23. Does the site make best use of solar gain? Is the site protected from prevailing winds?**

A significant portion of the site is south-west facing, which presents a natural opportunity for the orientation and siting of buildings to make maximum use of solar gain. Siting development close to the existing building group, and integrating with appropriate landscaping and planting, will also allow an element of protection and shelter from prevailing winds.

**INFRASTRUCTURE CAPACITY**

**24. Is the site serviced by the following existing utilities infrastructure? Select all that apply.**

☐ Water

☐ Sewerage

☐ Electricity

☐ Gas

☐ Telecommunications/Digital



**25. Have you approached the relevant utility providers to discuss whether capacity exists within the utility network? Please give details.**

A detailed site assessment has not been carried out. However, it is understood that all services are available locally and would be capable of extension to serve the site.

**26. Explain how the site relates to existing road and rail networks.**

Camserney is located just north of the B846, about 3 miles west from Aberfeldy. There is an existing road providing direct access to the site from the B846. Pitlochry is approximately 18 miles by road and the town has a main line railway station providing links to Perth, Inverness, Edinburgh and Glasgow.

**27. Please provide details of any known capacity issues in the existing road and rail networks and how these can be overcome.**

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

There are no known capacity issues at present, and as mentioned the site can be accessed by an existing road. A transport assessment has not been undertaken, but this can be undertaken if required at a later stage in the planning process. However, it is not anticipated that the scale of development in this location will lead to a material increase in traffic beyond existing capacity.

#### SITE TECHNICAL CONSTRAINTS

**28. Do you have information that supports that the site is free from, or can be made free of any constraints?**

(For example, site stability, contamination, flood risk, overhead lines, health and safety exclusion zones)

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

There are no known technical constraints associated with the site. A technical site appraisal can be undertaken at a later stage in the planning process if required.

## SAFEGUARD GREEN INFRASTRUCTURE

### 29. Please explain what effect the proposal will have on the landscape character of the area.

The village of Camserney is largely residential and the site would be in keeping with those uses. The site itself is extremely well enclosed in terms established planting and would represent a logical adjustment to the village boundary. Additional new planting could also be used to compliment the existing green landscape and to enable the site to be integrated into the existing settlement boundary.

### 30. How will the development contribute to the green network?

Policy NE4 of the adopted LDP requires all new development to contribute to the creation, protection, enhancement and management of green infrastructure. The settlement boundary of Camserney in the current LDP has been drawn to allow some development in the village. The proposal site is outwith (but adjacent to) the settlement boundary, and as such has no designation, but it is considered that careful development in this location presents a logical extension to the settlement boundary and as such should be supported.

### 31. Is this site located within 2km of, or likely to have an effect on a designated Natura 2000 site?

Please give details.

☐ Yes ☒ No

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

N/A.

### 32. In what way would development of the site impact on a national, regional or local designated site?

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

The proposal site is not within a nationally designated site, special landscape area, green belt land or a designed landscape. Camserney lies within the River Tay catchment area. Policy EP15 of the adopted LDP sets out the policy for development in this area and this would be recognised and adhered to accordingly if development is supported in this location.

## DELIVERABILITY IN THE PLAN PERIOD

**33. What is the ownership/control status of the site?** Select all that apply.

- |  |   |
|--|---|
| <input type="checkbox"/> Owned/controlled by single developer.     | <input type="checkbox"/> Owned/controlled by multiple developers. |
| <input checked="" type="checkbox"/> Controlled by single owner.    | <input type="checkbox"/> In control of multiple owners.           |
| <input type="checkbox"/> In partnership with a developer.          | <input type="checkbox"/> In partnership with multiple developers. |
| <input type="checkbox"/> No developer involvement in the proposal. |   |

Where there are additional developers or landowners involved please provide details.

N/A.

**34. When is the development proposed to take place on the site?**

- ☒ Within 5 years of adoption of the Local Development Plan (up to 2023)
- ☐ Within 5-10 years (up to 2023 – 2028)
- ☐ Beyond 10 years (beyond 2028)

**35. Provide details to demonstrate that the site can be considered effective in terms of any housing proposals.**

(Whole, or in part to establish the suitability of the proposal in this regard).

This site provides the opportunity to contribute immediately to the housing land requirement. TAYplan states that 'Local Development Plans shall allocate sufficient land to ensure a generous supply of effective housing sites and to provide for flexibility and choice' and also to 'ensure that the mix of housing type, size and tenure meets the needs and aspirations of a range of different households throughout their lives'.

Furthermore, the adopted LDP also states that 'windfall or small sites can play an important role in sustaining villages outwith the main settlements whilst retaining the character of each settlement and the high value of natural environment within the area'. This proposal will help sustain the village and as such should be supported. This proposal will help sustain the village. The site meets these criterion and development in this location should be supported.

## PART 3 DECLARATIONS

### Action Programme

- ☒ I, the promoter/agent confirm that if my site is successful in the Call for Sites process and promoted within the Local Development Plan I will provide the Council with information as required to allow the Council to fulfill its duties to prepare Action Programmes.

### Further Information

- ☒ I, the promoter/agent confirm I am aware that as part of the Local Development Plan process I may be required to provide further information in the form of studies/investigations or other documentation prepared by suitably qualified professionals to support the information I have provided on this form and/or to establish the suitability of the site for development or redevelopment in line with the proposed use.

- ☒ I, the promoter/agent accept that details of this proposal may be publicised as part of consultation on this and future phases of the preparation of the local Development Plan.

**Signature**

- ☒ I, the promoter/agent certify that this is a submission for the Call for Sites process as part of Perth and Kinross Local Development Plan. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge (for electronic submissions, please confirm your statement by ticking the box instead of providing signature).

**Signature:**

**Name:**

**Date:**

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.

**36. How did you find out about the call for sites process?** optional question.

- ☒ Councils website
- ☐ Notice in Newspaper, could you tell us which one below?
- ☐ PKC Development Plan Scheme
- ☐ Telephone enquiry to Council
- ☐ Email enquiry to Council
- ☐ Social Media (e.g. Twitter, Facebook)
- ☐ Other, could you tell us how below?

Further information

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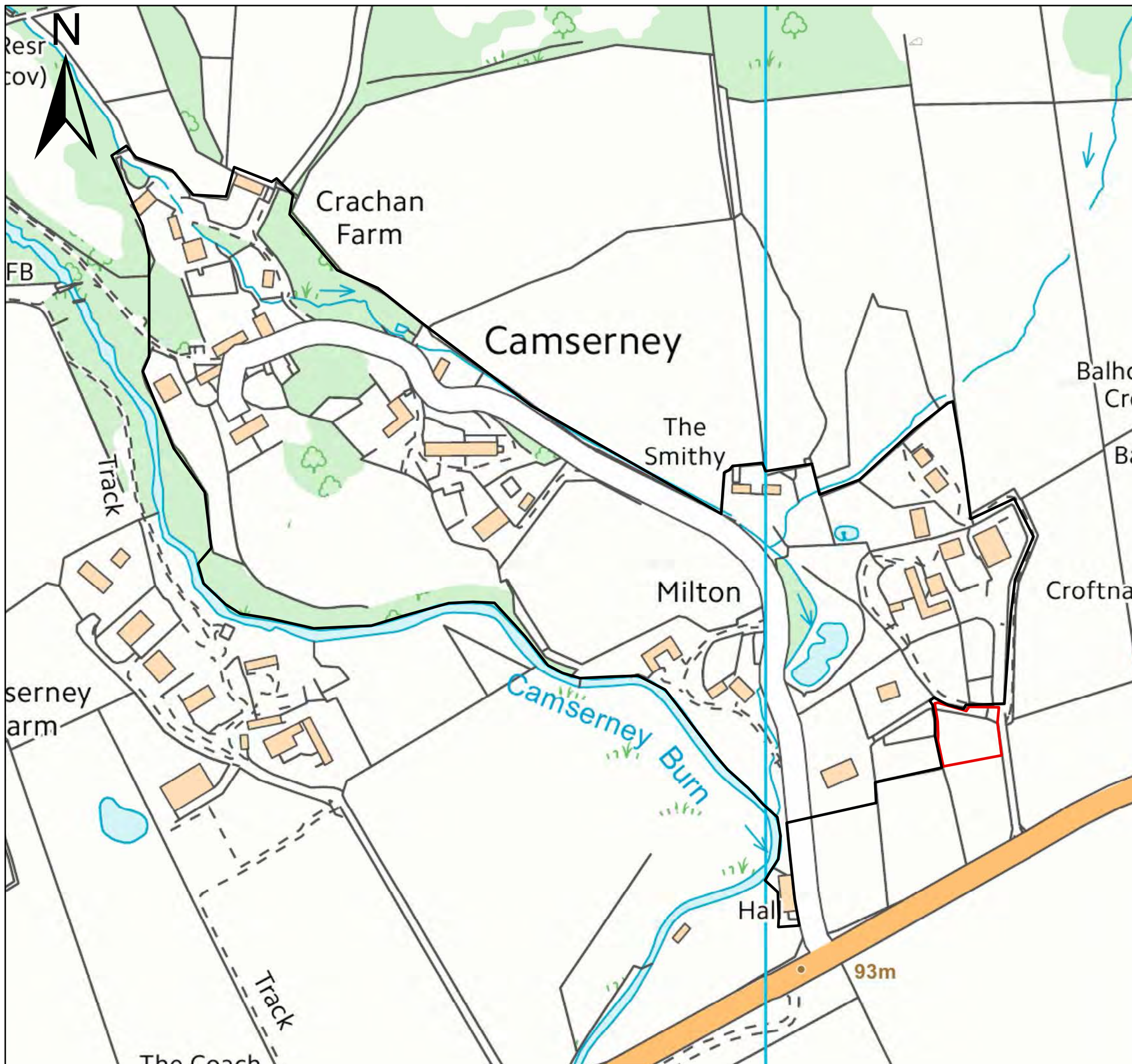
Completed Submission forms and location plans should be addressed to  
[developmentplan@pkc.gov.uk](mailto:developmentplan@pkc.gov.uk)

Or alternatively by post to:

Local Development Plan Team  
Perth and Kinross Council  
Pullar House  
35 Kinnoull Street  
Perth  
PH1 5GD

The Call for Sites process will run from Tuesday 20 January 2015 for 10 weeks. Completed Submissions must be received by Tuesday 31 March 2015.





# Land at Camserney Plan

0 30 60 120 Meters

1:2,500

- Existing Settlement Boundary
- Proposal Site

Description-Plan for LDP submission

Date 31/03/2015

**CKD Galbraith**

CKD Galbraith  
Lynedoch House, Barossa Place,  
Perth, PH1 5EP  
Tel: 01738 451 111 Fax: 01738 451 900  
Email: perth@ckdgalbraith.co.uk

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27 MAR 2015

Ms Brenda Murray  
Team Leader – Development Plans  
Perth & Kinross Council  
Local Development Plan Team – Planning & Regeneration  
Pullar House  
35 Kinnoull Street  
Perth  
PH1 5GD

25 March 2015

Dear Ms Murray

**Perth & Kinross Local Development Plan 2018 – 2023  
Call for Sites**

In response to your recent call for possible housing development sites I enclose herewith a plan and an aerial photograph showing a site which I own at Croftinloan, Pitlochry. I have also set out in a short statement the reasons for thinking that it is a particularly appropriate and sensitive site in an area of high demand.

I should be grateful if you would acknowledge receipt and, if you require any further information, please do not hesitate to contact me.

Yours sincerely

Mrs Patsy Kenton

enc





Traffic, Bicycling, Directions



Signs



### **Proposed Housing Site at Croftinloan, Pitlochry**

In response to your email of 20 January calling for potential housing land, I attach information relating to a small site at Croftinloan near Pitlochry. It lies within the grounds of the former Croftinloan School which, as you know, has been demolished. Since then there has been small-scale incremental development and the site we have earmarked in the attached drawings and photographs would be of the same type. We think it is suitable for the following reasons:

1. It is within the Highland Perthshire area which is a location you have expressed a preference for.
2. It is situated within the Croftinloan/Donavoured/East Haugh/Ballyoukan settlement as defined in the new Local Plan.
3. The site is presently a small paddock within a very well established and dense area of mixed woodland all of which will be retained. Although close to the A9 the site is completely screened from it.
4. As can be seen from the indicative layout, our proposal ties in with the pattern of recent development and strengthens the core of the settlement.
5. There is a safe connection to the A9 via the Pitlochry South interchange.
6. The site is in a one ownership and the owner is supportive of the proposal shown in the attached papers.



## 6.11 Croftinloan/Donavourd/East Haugh/Ballyoukan

### 6.11.1 Description

This group of small settlements lies just south of Pitlochry and growth has been ad-hoc with infill development over recent years.

### 6.11.2 Spatial Strategy Considerations

The settlements are not identified for significant growth and the boundaries have been drawn tightly with the designation of green space wedges to maintain the character and setting of the area.

Croftinloan/Donavourd/East Haugh/Ballyoukan lie within the River Tay Catchment Area; Policy EP15 sets out the relevant criteria for development in this area.

### 6.11.3 Infrastructure Considerations

All development will be required to incorporate SUDS proposals and may require a Drainage Impact Assessment.

Any development of 5 or more houses will require to contribute towards affordable housing provision in accordance with the Council's Affordable Housing Policy.

**Croftinloan/Donavourd/East Haugh/Ballyoukan**



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↑ Scale:  
1:9,500











# Perth and Kinross Local Development Plan

## Call for Sites

20 January - 31 March 2015

This form should be used to make a submission to the call for sites process to promote a site for development or redevelopment in the Perth and Kinross Local Development Plan. This form should be used where a change to a settlement boundary is suggested but should not be used for housing sites of fewer than 5 units as the Local Development Plan does not identify sites of this scale. Requested information should be concise and to the point.

For help completing this form you are advised to read the associated [Guidance notes](#) or ring us on 01738 475300

### PART 1 APPLICANT AND SITE DETAILS

---

#### 1. Your Details

Name	<input type="text" value="Peter McRobbie"/>
Organisation/ Community Council	<input type="text"/>
Building No./Name	<input type="text"/>
Address	<input type="text"/>
Town/City	<input type="text"/>
Postcode	<input type="text"/>
Telephone	<input type="text"/>
Mobile	<input type="text"/>
Email	<input type="text"/>

#### 2. Lead Developers Details (if any)

Name	<input type="text"/>
Organisation	<input type="text"/>
Building No./Name	<input type="text"/>
Address	<input type="text"/>
Town/ City	<input type="text"/>
Postcode	<input type="text"/>
Telephone	<input type="text"/>
Mobile	<input type="text"/>
Email	<input type="text"/>

#### 3. Primary Landowner's Details (if known)

Name	<input type="text" value="Peter McRobbie"/>	Postcode	<input type="text"/>
organisation	<input type="text"/>	Telephone	<input type="text"/>
Building No./Name	<input type="text"/>	Mobile	<input type="text"/>
Address	<input type="text"/>	Email	<input type="text"/>
Town/City	<input type="text"/>		

- ☒ Please confirm, by ticking this box, that the landowner(s) has been notified that a submission is being made to the Call for Sites process relating to the land in their ownership?  
See question 33.

**4. Who is the main contact for this submission?**

- ☒ You      ☐ Developer      ☐ Land Owner  
☐ Other

**5. Site Area**

Please state the site area in either hectares or square metres:

Hectares (ha)            Square Metres (sq m)     

**6. Postal Address or Location of proposed Development** (please include postcode)

Please identify the location of the site in your accompanying location plan.

Land to the east of Gramaiche,  
Donavourd.

**7. Current and Proposed Land Use**

Please describe the current designation and use of the site:

Agricultural land/ Grazing.

What land use would you like the site considered for?

The proposal is for residential development and associated infrastructure works, SUDS and landscaping.

The proposal is for a mixture of private homes for sale and plots for self build homes. The self-build plots contributes towards the delivery of affordable housing in this area, where there is significant need and demand. This proposal is for 10 homes in total with 4 private homes and 6 self build plots. The final scale of development can be determined following further discussion with the Council.

The proposal includes a significant area of new landscaping to the north and east of the new houses. This will provide a strong settlement edge and enhance biodiversity. This is illustrated on the attached plan.

## PART 2 ADDRESSING THE SELECTION CRITERIA

---

### ENHANCING PLACE

**8. Which of the strategic objectives within the Perth and Kinross Community Planning Partnership's Community Plan 2013 - 2023 does the proposal support? Select all that apply.**

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

Please explain how?

The site is in a sustainable location adjacent to an existing settlement and within walking distance of access to public transport. The proposal includes plots for self build housing as well as private homes. Construction of new homes supports new jobs in construction as well as supporting local trades and services. The delivery of this affordable housing ensures that the proposal promotes a prosperous, inclusive and sustainable economy.

The proposal will provide landscaping and appropriate play and open space areas in accord with Council Policy, Scottish Government Policy in Designing Streets as well as Secured by Design. New houses will be constructed in accord with the Council's sustainable buildings criteria and the Scottish Building Standards. Accordingly, the proposal supports independent, healthy and active lives in a safe and sustainable place for future generations.

**9. How will the proposal support local communities? How will the proposal enhance or create new local facilities?**

The provision of new homes in this rural community will support the retention of existing services including public transport.

**10. Will the proposal create any permanent employment within Perth and Kinross?**

The proposal will support around 15 new jobs in construction. Research for Homes for Scotland by Mackay Consultants (The Economic Impact of Housebuilding in Scotland) confirmed that the Type 2 multiplier for induced job creation (covering knock on effects on other trades and services) is 1.9. This means that the proposal will support around 28 new jobs.

**11. If the proposal will result in a loss of employment land, please give further details.**

No loss of employment land.

**12. If the proposal supports a designated National Planning Framework national priority or a site identified in the Strategic Development Plan, please give details.**

N/A.

**13. Explain how the proposal meets a potential land supply issue in the Perth and Kinross Local Development Plan.**

Please note that for housing sites we are most interested in receiving information on potential sites in the housing market areas covering Highland, Strathmore and Strathearn; there is unlikely to be a need for additional land in the Perth Housing Market Area or the Kinross Housing Market Area. For further information please see the associated Guidance Notes.

It is known that the Council is failing to maintain a 5 year effective housing land supply as required by SPP and TAYplan. The Council has also stated that it's principal concern for the forthcoming LDP is the identification of effective housing land, particular in the Highland Perthshire Housing Market Area.

A number of large allocations in the adopted LDP in the Highland Perthshire HMA have so far not delivered any completions. Housing Land Audit 2014 confirms that the majority of house completions in the Highland Perthshire HMA are from small sites and windfall opportunities. It is therefore critical that LDP2 delivers a range of housing sites in size and tenure to encourage development that will support sustainable communities. This proposal is for a small scale development including affordable housing through self build plots. The site will contribute towards the identification of effective sites in the Highland Perthshire HMA.

**14. Is the proposed site within or next to an existing settlement area?**

☒ Yes      ☐ No

**15. Is the proposed site within the Green Belt as identified in the Perth and Kinross Local Development Plan?**

☐ Yes, go to question 16      ☒ No, go to question 17

**16. Describe what makes the proposal suitable or appropriate at a green belt location. Is a green belt location essential? If so, why?**

**17. Will the proposal affect any cultural heritage asset(s)?**

(for example, Scheduled Monuments, archaeological sites, listed buildings and or their setting, Conservation Areas, Gardens and Design Landscapes, Historical Battlefields). Please provide details of the asset(s) and of the impact (positive or negative) that the proposal will have.

There are no cultural heritage assets on the site.

The nearest cultural heritage asset is Dalshian Scheduled Ancient Monument (Foirche Settlement Dalshian). The monument comprises the remains of an enclosed settlement of prehistoric date represented by a series of earthworks. This Monument is already surrounded by modern built development.

The proposal will have minimal impact on the setting of this Monument by virtue of the proximity of existing built form, and also that it will be well screened by the retention of existing trees on the southern boundary of the site.

**18. Provide details of any known previous development of the site.**

No previous development on the site.

**19. Will development of this site re-use existing buildings?**

No buildings on the site.

**20. Explain the compatibility of the proposal with neighbouring uses.**

The proposal is for residential development. The site is bounded by a road, existing houses and agricultural land.

The proposal will not impact on the ongoing agricultural use of neighbouring fields.

The proposed new homes will be sited and designed to ensure that the impact on residential amenity of existing houses is negligible and ensure that there is no overlooking or overshadowing of those existing houses.

**21. Explain the compatibility of the proposal with the existing character of the surrounding area.**

The character of the area is defined by housing on both sides of the access road and by significant landscaping in the form of tree planting and hedging. The rising landform to the north and east provides a strong backdrop and visual containment for the site.

The proposal is for housing of similar character and style to the existing homes in Donavoured. This means that houses will be single storey or one and a half storeys in height. Furthermore, the proposal includes opportunity for significant new tree planting to define the settlement edge and also within the site

**22. How does the site's location promote the use of sustainable transport?**

The nearest bus stop is situated on Wade's Military Road to the south of the site. This bus stop is within easy walking distance (400 metres or 5 minute walk) of most of the site. This bus stop provides services to Pitlochry, where connections are possible via the train station to Perth and Inverness.

The proposed development will help to sustain the existing bus service.

**23. Does the site make best use of solar gain? Is the site protected from prevailing winds?**

The site is south west facing and the new houses can be orientated to make maximum use of solar gain through string and design.

The rising land to the north provides protection from the colder, northerly winds. There are existing trees to the south and west of the site, as well as existing housing, which help to provide shelter from prevailing winds. The proposal includes landscaping measures to the north and east in particular that will ensure that the site is well sheltered.

**INFRASTRUCTURE CAPACITY**

**24. Is the site serviced by the following existing utilities infrastructure? Select all that apply.**

☒ Water

☒ Sewerage

☒ Electricity

☒ Gas

☒ Telecommunications/Digital



**25. Have you approached the relevant utility providers to discuss whether capacity exists within the utility network? Please give details.**

Not at this stage.

**26. Explain how the site relates to existing road and rail networks.**

The site is close to the A9 Trunk road which lies some 800 metres to the south of the site, with vehicular access via Wade's Military Road.

The nearest railway station is in Pitlochry some 2km to the north west. The train station can be accessed via the existing bus service.

**27. Please provide details of any known capacity issues in the existing road and rail networks and how these can be overcome.**

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

There are no known capacity issues in the existing road and rail networks.

#### SITE TECHNICAL CONSTRAINTS

**28. Do you have information that supports that the site is free from, or can be made free of any constraints?**

(For example, site stability, contamination, flood risk, overhead lines, health and safety exclusion zones)

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

SEPA's Flood Risk Management Maps confirm that the site is not at risk of flooding.

There is a legal agreement in place with SSE to ensure that the existing overhead lines can be diverted at no cost to the landowner.

No detailed site investigation works have been carried out, but desktop analysis of historic mapping confirms that the land has not previously been mined. As a result of its historic agricultural use it is highly unlikely that it is contaminated.

It is unknown, but unlikely that there is a health and safety exclusion within the site.

## SAFEGUARD GREEN INFRASTRUCTURE

### 29. Please explain what effect the proposal will have on the landscape character of the area.

The proposal will have minimal impact on the landscape character of the area. The site is already well screened from the south, west and east by a combination of existing trees and buildings. It is not proposed to remove any trees.

The proposal will incorporate significant landscaping to the north and east to provide a strong buffer and an appropriate settlement edge. This tree planting will consist of native species and will be sympathetic to the existing landscaping in the area.

### 30. How will the development contribute to the green network?

The development will contribute to the green network through the significant planting of new trees and hedging at the site boundaries and within the new development. The proposal will also provide a SUDS measure to control surface water. If this is in the form of a wet basin, it will diversify the biodiversity and habitat interest of the site. The addition of landscaped garden will also significantly diversify the habitat potential of the site from its current grassland state.

### 31. Is this site located within 2km of, or likely to have an effect on a designated Natura 2000 site?

Please give details.

☒ Yes      ☐ No

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

The River Tummel is within 2km of the site and is covered by SAC and SPA designations.

### 32. In what way would development of the site impact on a national, regional or local designated site?

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

The proposal will have no impact on this designation - a construction management plan will be in place to ensure this.

## DELIVERABILITY IN THE PLAN PERIOD

**33. What is the ownership/control status of the site?** Select all that apply.

- |  |   |
|--|---|
| <input type="checkbox"/> Owned/controlled by single developer.     | <input type="checkbox"/> Owned/controlled by multiple developers. |
| <input checked="" type="checkbox"/> Controlled by single owner.    | <input type="checkbox"/> In control of multiple owners.           |
| <input type="checkbox"/> In partnership with a developer.          | <input type="checkbox"/> In partnership with multiple developers. |
| <input type="checkbox"/> No developer involvement in the proposal. |   |

Where there are additional developers or landowners involved please provide details.

**34. When is the development proposed to take place on the site?**

- ☒ Within 5 years of adoption of the Local Development Plan (up to 2023)
- ☐ Within 5-10 years (up to 2023 – 2028)
- ☐ Beyond 10 years (beyond 2028)

**35. Provide details to demonstrate that the site can be considered effective in terms of any housing proposals.**

(Whole, or in part to establish the suitability of the proposal in this regard).

The land is in control of a single owner, willing to release it for development.  
The site is free from physical constraints and is not affected by contamination.  
No public funding is needed to deliver this proposal - not even for the affordable housing by way of self build plots.  
The site can be developed within a 2-3 year development period, taking account of a slower than usual build rate for this location.  
The site is free from infrastructure constraints - financial contributions will be made to education infrastructure in Pitlochry as necessary.  
Housing is the sole proposed use for the site.  
The site is therefore effective in accord with the provisions of PAN 2/2010.

## PART 3 DECLARATIONS

### Action Programme

- ☒ I, the promoter/agent confirm that if my site is successful in the Call for Sites process and promoted within the Local Development Plan I will provide the Council with information as required to allow the Council to fulfill its duties to prepare Action Programmes.

### Further Information

- ☒ I, the promoter/agent confirm I am aware that as part of the Local Development Plan process I may be required to provide further information in the form of studies/investigations or other documentation prepared by suitably qualified professionals to support the information I have provided on this form and/or to establish the suitability of the site for development or redevelopment in line with the proposed use.

- ☒ I, the promoter/agent accept that details of this proposal may be publicised as part of consultation on this and future phases of the preparation of the local Development Plan.

**Signature**

- ☒ I, the promoter/agent certify that this is a submission for the Call for Sites process as part of Perth and Kinross Local Development Plan. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge (for electronic submissions, please confirm your statement by ticking the box instead of providing signature).

**Signature:**

**Name:**

**Date:**

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.

**36. How did you find out about the call for sites process?** optional question.

- ☒ Councils website  
☐ Notice in Newspaper, could you tell us which one below?  
☐ PKC Development Plan Scheme  
☐ Telephone enquiry to Council  
☐ Email enquiry to Council  
☐ Social Media (e.g. Twitter, Facebook)  
☐ Other, could you tell us how below?

Further information

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Completed Submission forms and location plans should be addressed to  
[developmentplan@pkc.gov.uk](mailto:developmentplan@pkc.gov.uk)

Or alternatively by post to:

Local Development Plan Team  
Perth and Kinross Council  
Pullar House  
35 Kinnoull Street  
Perth  
PH1 5GD

The Call for Sites process will run from Tuesday 20 January 2015 for 10 weeks. Completed Submissions must be received by Tuesday 31 March 2015.





# Perth and Kinross Local Development Plan

## Call for Sites

20 January - 31 March 2015

This form should be used to make a submission to the call for sites process to promote a site for development or redevelopment in the Perth and Kinross Local Development Plan. This form should be used where a change to a settlement boundary is suggested but should not be used for housing sites of fewer than 5 units as the Local Development Plan does not identify sites of this scale. Requested information should be concise and to the point.

For help completing this form you are advised to read the associated [Guidance notes](#) or ring us on 01738 475300

### PART 1 APPLICANT AND SITE DETAILS

#### 1. Your Details

Name	<input type="text" value="Mr. Robert Patrick"/>
Organisation/ Community Council	<input type="text" value="CKD Galbraith LLP"/>
Building No./Name	<input type="text" value="Lyndoch House"/>
Address	<input type="text" value="Barossa Place"/>
Town/City	<input type="text" value="Perth"/>
Postcode	<input type="text" value="PH1 5EP"/>
Telephone	<input type="text" value="01738 456 078"/>
Mobile	<input type="text" value=""/>
Email	<input type="text" value="robert.patrick@ckdgalbraith.co.uk"/>

#### 2. Lead Developers Details (if any)

Name	<input type="text"/>
Organisation	<input type="text"/>
Building No./Name	<input type="text"/>
Address	<input type="text"/>
Town/ City	<input type="text"/>
Postcode	<input type="text"/>
Telephone	<input type="text"/>
Mobile	<input type="text"/>
Email	<input type="text"/>

#### 3. Primary Landowner's Details (if known)

Name	<input type="text" value="Michael Stretch"/>	Postcode	<input type="text" value=""/>
organisation	<input type="text"/>	Telephone	<input type="text"/>
Building No./Name	<input type="text"/>	Mobile	<input type="text"/>
Address	<input type="text"/>	Email	<input type="text"/>
Town/City	<input type="text"/>		

- ☒ Please confirm, by ticking this box, that the landowner(s) has been notified that a submission is being made to the Call for Sites process relating to the land in their ownership?  
See question 33.

**4. Who is the main contact for this submission?**

- ☒ You      ☐ Developer      ☐ Land Owner  
☐ Other

**5. Site Area**

Please state the site area in either hectares or square metres:

Hectares (ha)  Square Metres (sq m)

**6. Postal Address or Location of proposed Development** (please include postcode)

Please identify the location of the site in your accompanying location plan.

Land to west of Donavourd, PH16 5JS.

**7. Current and Proposed Land Use**

Please describe the current designation and use of the site:

Unallocated greenfield land.

What land use would you like the site considered for?

Modification of existing settlement boundary to allow possible future residential use.

## PART 2 ADDRESSING THE SELECTION CRITERIA

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### ENHANCING PLACE

**8. Which of the strategic objectives within the Perth and Kinross Community Planning Partnership's Community Plan 2013 - 2023 does the proposal support?** Select all that apply.

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

Please explain how?

The proposal site is in a highly sustainable location with local public transport links within walking distance of the site. The current plan seeks to reduce the need to travel by ensuring that most growth takes place in or close to existing settlements. This site meets these requirements.

By amending the settlement boundary of Donavoured to include the proposal site, this identifies a deliverable site for a limited amount of new housing within the village, which will help meet local housing demand as well as increasing the range and choice of housing available locally. This site is considered to meet the above strategic objectives and as such the proposal should be accepted.

**9. How will the proposal support local communities? How will the proposal enhance or create new local facilities?**

The adopted LDP states that 'windfall or small sites can play an important role in sustaining villages outwith the main settlements whilst retaining the character of each settlement and the high value of natural environment within the area'. This proposal will help sustain the villages.

**10. Will the proposal create any permanent employment within Perth and Kinross?**

N/A.



**11. If the proposal will result in a loss of employment land, please give further details.**

N/A.

**12. If the proposal supports a designated National Planning Framework national priority or a site identified in the Strategic Development Plan, please give details.**

n/a

**13. Explain how the proposal meets a potential land supply issue in the Perth and Kinross Local Development Plan.**

Please note that for housing sites we are most interested in receiving information on potential sites in the housing market areas covering Highland, Strathmore and Strathearn; there is unlikely to be a need for additional land in the Perth Housing Market Area or the Kinross Housing Market Area. For further information please see the associated Guidance Notes.

It is acknowledged that the majority of requirements of the spatial strategy will be met by larger residential allocations. It is also acknowledged that preference has been stated for sites to be put forward in Highland, Strathmore and Strathearn. Donavoured lies within Highland Perthshire and this site provides the opportunity to contribute immediately to the spatial strategy, whilst offering a distinctly differing character of residential site which could positively contribute to the overall diversity of landholdings identified to satisfy the demand predicted within the next five years in terms of residential growth.

TAYplan states that Local Development Plans shall allocate sufficient land to ensure a generous supply of effective housing sites and to provide for flexibility and choice' and also to 'ensure that the mix of housing type, size and tenure meets the needs and aspirations of a range of different households throughout their lives'. Many larger housing sites have lengthy delivery timeframes, and current build rates are substantially below the levels of identified need and demand. It is anticipated that this site could be delivered in a relatively short timespan. The site is therefore within an area where further allocation should be supported.

**14. Is the proposed site within or next to an existing settlement area?**

☒ Yes ☐ No

**15. Is the proposed site within the Green Belt as identified in the Perth and Kinross Local Development Plan?**

☐ Yes, go to question 16 ☒ No, go to question 17

**16. Describe what makes the proposal suitable or appropriate at a green belt location. Is a green belt location essential? If so, why?**

N/A.

**17. Will the proposal affect any cultural heritage asset(s)?**

(for example, Scheduled Monuments, archaeological sites, listed buildings and or their setting, Conservation Areas, Gardens and Design Landscapes, Historical Battlefields). Please provide details of the asset(s) and of the impact (positive or negative) that the proposal will have.

The proposal site does not include any cultural heritage assets. There is a Scheduled Monument adjacent to the site. It is not considered that sensitive development in this location would be detrimental to its setting.

**18. Provide details of any known previous development of the site.**

No previous development.

**19. Will development of this site re-use existing buildings?**

N/A.

**20. Explain the compatibility of the proposal with neighbouring uses.**

The neighbouring uses are residential, so it is considered that the proposal is in keeping with neighbouring use.

**21. Explain the compatibility of the proposal with the existing character of the surrounding area.**

The site is adjacent to the existing settlement boundary of Donavoured. Due to the local topography there is limited amount of available land for future development. It is considered that extending the settlement boundary to include this site would be in keeping with the existing building pattern of these settlements. Furthermore, a number of green space wedges are already clearly identified within the current LDP in order to maintain the character and setting of the area.

**22. How does the site's location promote the use of sustainable transport?**

The proposal site is some 2 miles south of Pitlochry, which has a main line railway station providing direct links to Inverness, Edinburgh and Glasgow. There is also a stagecoach operated bus service within walking distance of the site which provides connections to Pitlochry and Perth. The site is therefore considered to be in a sustainable location.

**23. Does the site make best use of solar gain? Is the site protected from prevailing winds?**

The site faces south which will provide a natural opportunity for any development to be positioned to make maximum use of solar gain.

**INFRASTRUCTURE CAPACITY**

**24. Is the site serviced by the following existing utilities infrastructure? Select all that apply.**

☐ Water

☐ Sewerage

☐ Electricity

☐ Gas

☐ Telecommunications/Digital

**25. Have you approached the relevant utility providers to discuss whether capacity exists within the utility network? Please give details.**

A detailed site assessment has not been carried out. However, it is understood that all services are available locally and would be capable of extension to serve the site.

**26. Explain how the site relates to existing road and rail networks.**

The villages of Croftinloan/Donavoured/East Haugh/Ballyoukan lie just off the A9 at the junction with the A924 and are approximately 2 miles south east of Pitlochry. Pitlochry has a train station which provides rail links to Edinburgh, Glasgow, Perth and Stirling.

**27. Please provide details of any known capacity issues in the existing road and rail networks and how these can be overcome.**

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

A further appraisal may be required to establish the best means of providing direct access into the site.

#### SITE TECHNICAL CONSTRAINTS

**28. Do you have information that supports that the site is free from, or can be made free of any constraints?**

(For example, site stability, contamination, flood risk, overhead lines, health and safety exclusion zones)

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

The adopted plan states that all development will be required to incorporate SUDS proposals and may require a drainage impact assessment. A further study may be required to establish the most appropriate means of accessing the site.

**29. Please explain what effect the proposal will have on the landscape character of the area.**

The adopted LDP notes that this group of settlements has seen in-fill development in recent years. It is considered that carefully sited dwellings at a density similar to adjoining houses would fit in with the existing building pattern exhibited locally. It is felt that careful development in this location presents a logical extension to the settlement boundary and as such should be supported.

**30. How will the development contribute to the green network?**

Policy NE4 of the adopted LDP requires all new development to contribute to the creation, protection, enhancement and management of green infrastructure. A number of green space wedges are already identified within the LDP in order to maintain the character and setting of the area. The proposal site is outwith (but adjacent to) the settlement boundary, and as such has no designation, but it is considered that careful development in this location presents a logical extension to the settlement boundary and as such should be supported.

**31. Is this site located within 2km of, or likely to have an effect on a designated Natura 2000 site?**

Please give details.

☐ Yes      ☒ No

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

**32. In what way would development of the site impact on a national, regional or local designated site?**

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

Croftinloan lies within the River Tay catchment area. Policy EP15 of the adopted LDP sets out the policy for development in this area and this would be recognised and adhered to accordingly if development is supported in this location.

## DELIVERABILITY IN THE PLAN PERIOD

**33. What is the ownership/control status of the site?** Select all that apply.

- |  |   |
|--|---|
| <input type="checkbox"/> Owned/controlled by single developer.     | <input type="checkbox"/> Owned/controlled by multiple developers. |
| <input checked="" type="checkbox"/> Controlled by single owner.    | <input type="checkbox"/> In control of multiple owners.           |
| <input type="checkbox"/> In partnership with a developer.          | <input type="checkbox"/> In partnership with multiple developers. |
| <input type="checkbox"/> No developer involvement in the proposal. |   |

Where there are additional developers or landowners involved please provide details.

N/A.

**34. When is the development proposed to take place on the site?**

- ☒ Within 5 years of adoption of the Local Development Plan (up to 2023)
- ☐ Within 5-10 years (up to 2023 – 2028)
- ☐ Beyond 10 years (beyond 2028)

**35. Provide details to demonstrate that the site can be considered effective in terms of any housing proposals.**

(Whole, or in part to establish the suitability of the proposal in this regard).

This site is within Highland Perthshire and provides the opportunity to contribute immediately to the housing land requirement. TAYplan states that 'Local Development Plans shall allocate sufficient land to ensure a generous supply of effective housing sites and to provide for flexibility and choice' and also to 'ensure that the mix of housing type, size and tenure meets the needs and aspirations of a range of different households throughout their lives'.

Furthermore, the adopted LDP states that 'windfall or small sites can play an important role in sustaining villages outwith the main settlements whilst retaining the character of each settlement and the high value of natural environment within the area'. The site meets these criterion and development in this location should be supported.

## PART 3 DECLARATIONS

### Action Programme

- ☒ I, the promoter/agent confirm that if my site is successful in the Call for Sites process and promoted within the Local Development Plan I will provide the Council with information as required to allow the Council to fulfill its duties to prepare Action Programmes.

### Further Information

- ☒ I, the promoter/agent confirm I am aware that as part of the Local Development Plan process I may be required to provide further information in the form of studies/investigations or other documentation prepared by suitably qualified professionals to support the information I have provided on this form and/or to establish the suitability of the site for development or redevelopment in line with the proposed use.

- ☒ I, the promoter/agent accept that details of this proposal may be publicised as part of consultation on this and future phases of the preparation of the local Development Plan.

**Signature**

- ☒ I, the promoter/agent certify that this is a submission for the Call for Sites process as part of Perth and Kinross Local Development Plan. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge (for electronic submissions, please confirm your statement by ticking the box instead of providing signature).

**Signature:**

**Name:**

**Date:**

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.

**36. How did you find out about the call for sites process?** optional question.

- ☒ Councils website
- ☐ Notice in Newspaper, could you tell us which one below?
- ☐ PKC Development Plan Scheme
- ☐ Telephone enquiry to Council
- ☐ Email enquiry to Council
- ☐ Social Media (e.g. Twitter, Facebook)
- ☐ Other, could you tell us how below?

Further information

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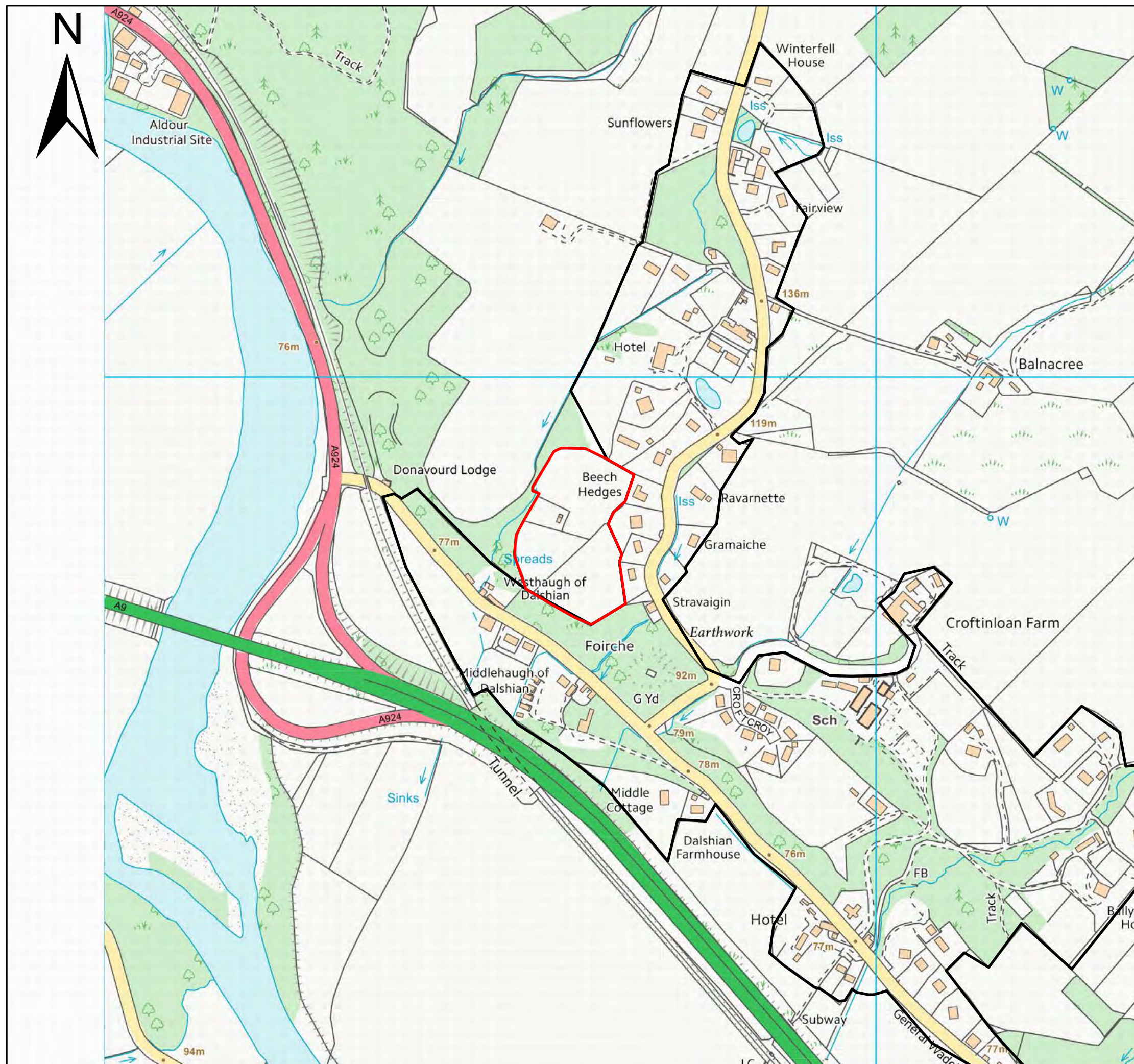
Completed Submission forms and location plans should be addressed to  
[developmentplan@pkc.gov.uk](mailto:developmentplan@pkc.gov.uk)

Or alternatively by post to:

Local Development Plan Team  
Perth and Kinross Council  
Pullar House  
35 Kinnoull Street  
Perth  
PH1 5GD

The Call for Sites process will run from Tuesday 20 January 2015 for 10 weeks. Completed Submissions must be received by Tuesday 31 March 2015.





# Land at Donavoured Plan

0 65 130 260 Meters

1:5,000



Donavoured



Existing Boundary

Description-Plan for LDP submission

Date 30/03/2015

**CKD Galbraith**

CKD Galbraith  
Lynedoch House, Barossa Place,  
Perth, PH1 5EP

Tel: 01738 451 111 Fax: 01738 451 900

Email: perth@ckdgalbraith.co.uk

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To: Local Development Plan Team  
The Environment Service,  
Perth and Kinross Council,  
Pullar House,  
35 Kinnoull Street,  
Perth,  
PH1 5GD

Donald and Julie Riddell



03/02/15

Dear Sir,

**Reference Local Development Plan.**

We wish the field boundary on the far right (south east corner between the main dull access road and the west farm track roads) on the location plan attached to be included as a residential housing site in the local Development Plan.

We believe this site is suitable because of the following reasons:

There is a strong demand for housing in the countryside and in particular this part of Highland Perthshire, with easy access to public transport and the local school and other amenity on offer in Aberfeldy.

This site sits adjacent to a Visitor Centre which serves as a hub/meeting place within the café/restaurant for the village and has become an important business with this area of the countryside. Development here will economically strengthen the café with all year round business.

Highland Safaris is also an important and expanding business in this area of Highland Perthshire. There is an existing demand for staff, who require housing close by. Employees want to live close to their place of work which will also enhance the community of Dull having families living and working here.

The road to Dull is a natural boundary surrounding the field.

The field is low lying and with careful landscaping and sensitive planting the houses will be well screened from the main road.

Water and Power services are close to the site.

There is already an access from the village road into the field.

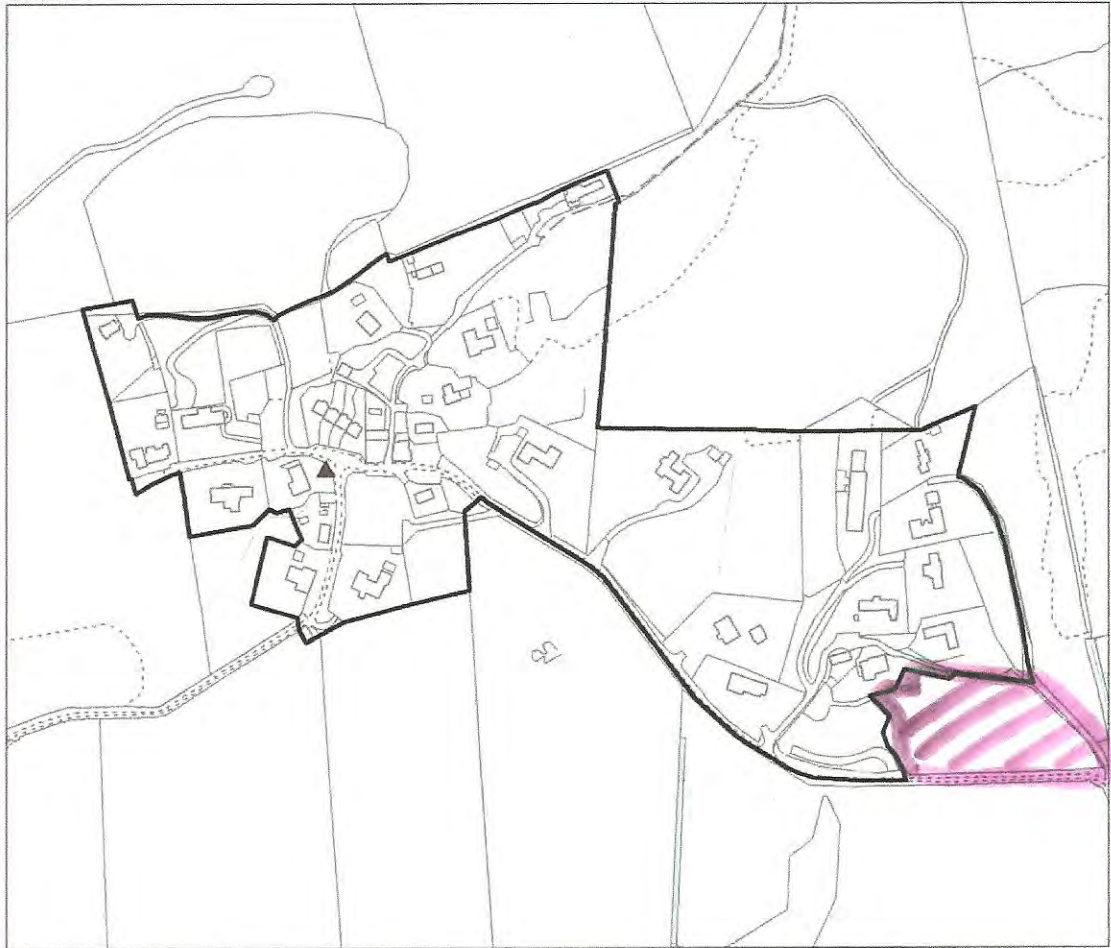
New houses in this site will not burden the upper village of Dull with more traffic but will allow sensitive development of village.

We hope you will give these points your consideration.

Yours Sincerely

Donald and Julie Riddell


# Dull



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Scale:  
1:4,000



Ms Brenda Murray  
Team Leader – Development Plans  
Perth & Kinross Council  
Local Development Plan Team – Planning & Regeneration  
Pullar House  
35 Kinnoull Street  
Perth  
PH1 5GD

25 March 2015

Dear Ms Murray

**Perth & Kinross Local Development Plan 2018 – 2023  
Call for Issues and Call for Sites – Walled Garden, Dunkeld**

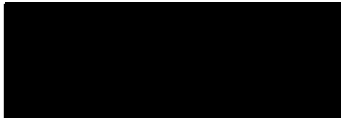
I refer to your recent announcement that as part of the process of reviewing the Local Development Plan you are looking for possible development sites. Your letter of 20 January expresses a particular need for residential sites in the “Highland Perthshire” area and I would like to propose that the walled garden I have shown on the attached aerial photograph and extract from the existing local plan be considered as a potential site.

I am aware that the site is within an area designated in the existing local plan as a Garden and Designed Landscape and is on the statutory list of buildings of architectural and historical interest as “Dunkeld House Terraced Walled Garden”. In deference to those designations my intention would be to propose a very low density, landscape-dominated layout comprising high quality individually designed houses. This concept would, I think, be compatible with Policy HE4 on page 38 of the existing local plan where it is stated that “The Council will seek to manage change in order to protect and enhance the integrity of those sites included on the current inventory of Gardens and Design Landscapes.” I interpret that to mean that, unlike a Green Belt designation, change is permissible and I would suggest that my proposal has the following characteristics in its favour.

1. In the context of a management plan for the site I would be happy to commit to a restoration and maintenance regime for the wall and other features within it which contribute to the listing. This would be an element of "planning gain" and would comply with Section 3 of the Council's Housing in the Countryside Guide which, at 3.1 (b) states that favourable consideration will be given to proposals for the construction of new houses in the open countryside where they are in walled gardens "where development would not affect the integrity of the structure or the garden and may assist in the preservation of the wall." There are a number of successful precedents for this type of development in the Perth and Kinross area.
2. The site is currently bare and has no other beneficial use.
3. The site is located on the periphery of the Designed Landscape designation and adjacent to an area of housing at Atholl Park.
4. Dunkeld is an area of known demand for private housing with good transport links but with very few opportunities for housing sites because of the topography, flood risk and conservation designations.

I should be grateful therefor if you would give favourable consideration to this proposal and, in the first instance, acknowledge receipt. If you require any further information, please let me know.

Yours sincerely



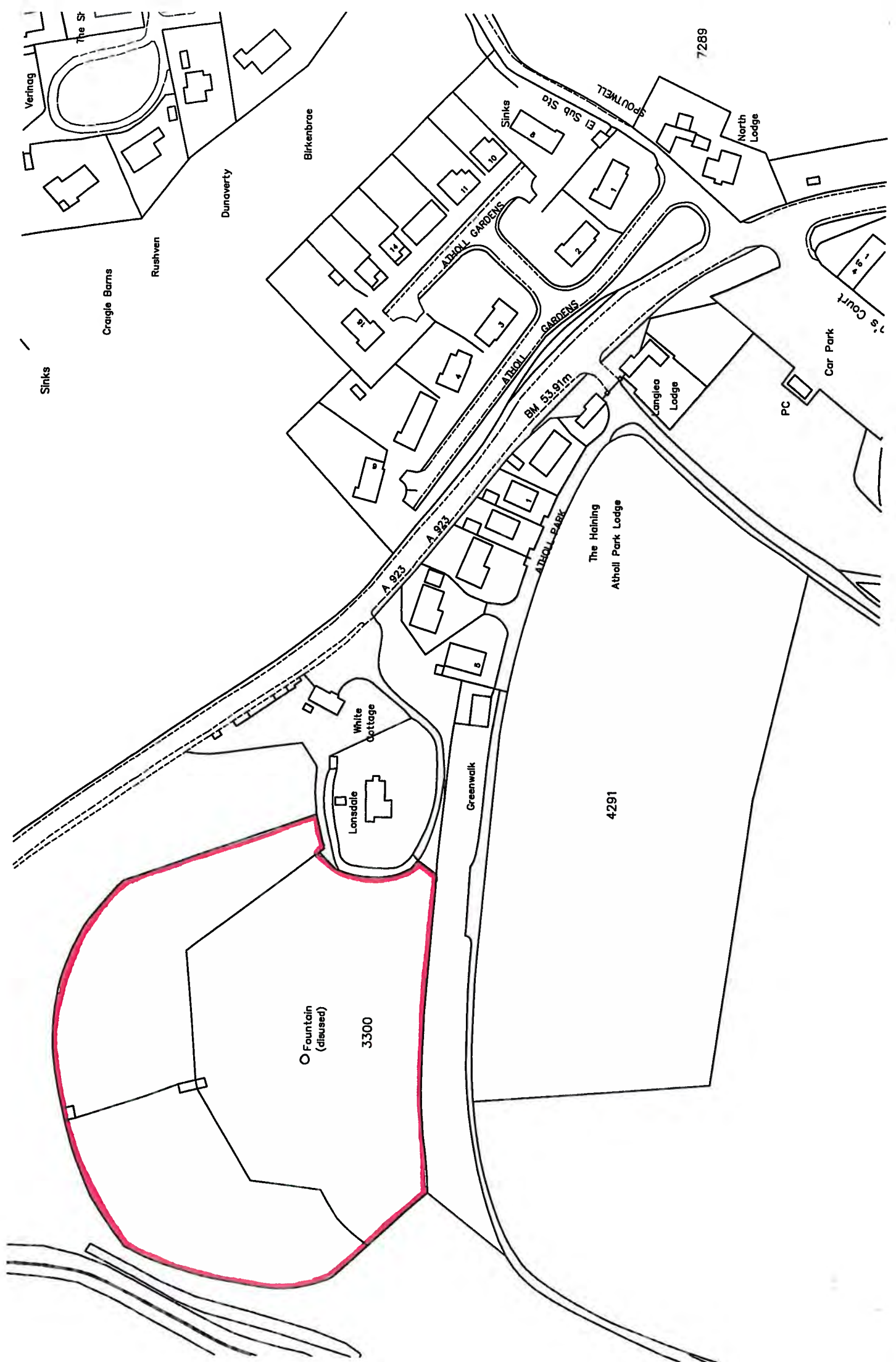
Gordon Mitchell

enc











Birmam and Dunkeld



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Scale  
1:9,000





PERTH &  
KINROSS  
COUNCIL

# Perth and Kinross Local Development Plan **Action Programme** Development Site Update

31 MAR 2018

**Perth and Kinross Council are committed to partnership working with the development industry on the delivery of sites within the Local Development Plan.**

Please complete this form in order to provide update on the development sites within the Local Development Plan. The information provided will be used to update the Action Programme accordingly.

## SECTION 1

Name  
(please specify if you are the landowner,  
agent or developer)

Mr J Gordon Mitchell  
Landowner

Please provide details of landowner  
(if different from above)

Local Development Plan site  
reference

3300

Address of development site

Walled garden - Dunkeld PH8 0AX

Email address  
(we will use this to contact you in the  
future)

Telephone number

Is there an identified developer for your  
site?  
(if yes please provide details)

G S Brown Construction

**If you have planning permission for the development site please proceed to Section 3.**

## SECTION 2

---

Have you had any pre-application discussion regarding the development?  
(if yes please provide details)

Please list all assessments that will be carried out on the developments site and an anticipated timescale for preparation/ completion of these

(continue on separate sheet if necessary)

Please list details of any planning application(s) submitted for this development site

## SECTION 3

---

If no planning application has been submitted, please give details of an estimated timescale for submission

Has construction commenced on your site?  
(if yes please provide details)

Please provide details on any issues that have not been covered above which may impact on the delivery of the development site

Please provide an overall summary of the current position of the development site

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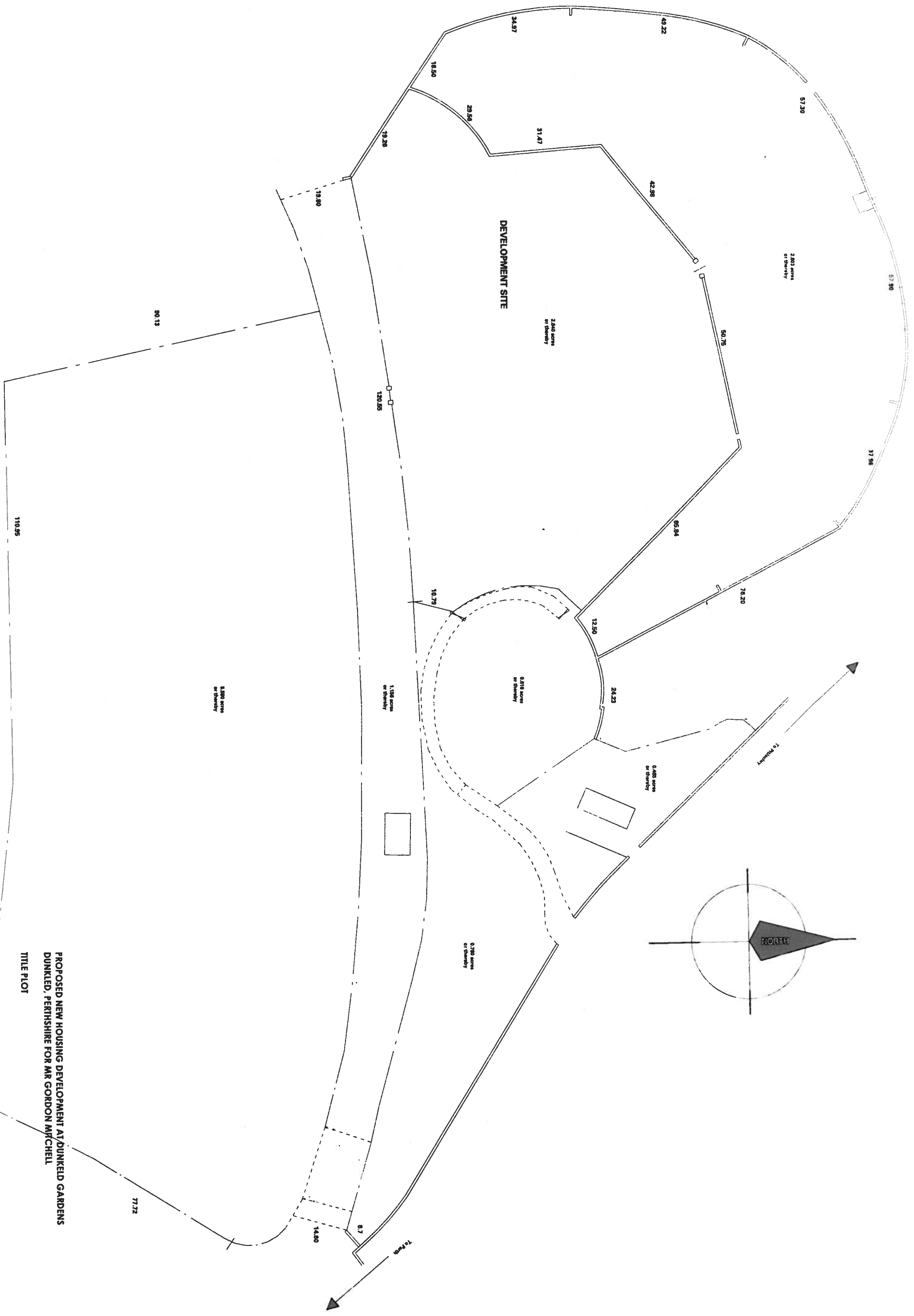
Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.

**Please email the completed form to:**

Nicola Malone  
Assistant Planning Officer  
[nmmalone@pkc.gov.uk](mailto:nmmalone@pkc.gov.uk)

**Or alternatively by post to:**

Local Development Plan Team  
Planning & Regeneration  
Perth and Kinross Council  
Pullar House  
35 Kinnoull Street  
Perth  
PH1 5GD



PROPOSED NEW HOUSING DEVELOPMENT AT/DUNKELD GARDENS  
DUNKELD, PERTSHIRE FOR MR GORDON MITCHELL  
TITLE PLOT

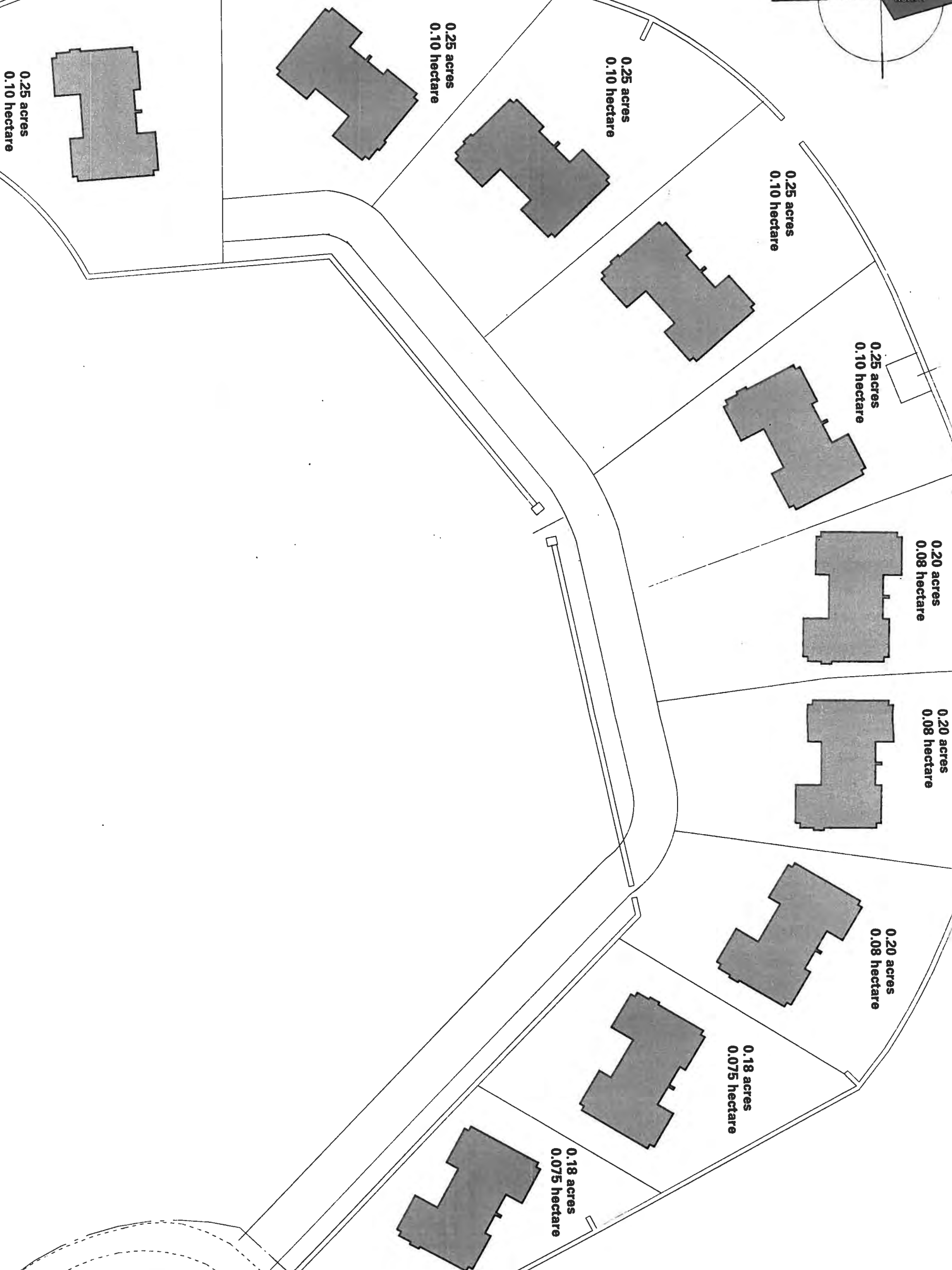
CFY DESIGN @ OLD FASKALLY  
Architecture for the Highland Perthshire community

Dwg No.: **P200 [ A ] 3**  
Scale: **1:1000** Date: **06/14** Drawn: **PM**

The Lodge Odrotoloy Hill, Perthshire  
Perthshire  
Telephone: **01793 473 434**  
01793 473 438  
fax: **01793 473 438**  
e-mail: **cfydesign@oldfaskally.co.uk**









# Perth and Kinross Local Development Plan

## Call for Sites

20 January - 31 March 2015

This form should be used to make a submission to the call for sites process to promote a site for development or redevelopment in the Perth and Kinross Local Development Plan. This form should be used where a change to a settlement boundary is suggested but should not be used for housing sites of fewer than 5 units as the Local Development Plan does not identify sites of this scale. Requested information should be concise and to the point.

For help completing this form you are advised to read the associated [Guidance notes](#) or ring us on 01738 475300

### PART 1 APPLICANT AND SITE DETAILS

#### 1. Your Details

Name	<input type="text" value="Ann Richardson"/>
Organisation/ Community Council	<input type="text" value="Ristol Consulting Ltd"/>
Building No./Name	<input type="text" value="2"/>
Address	<input type="text" value="Kirk Street"/>
Town/City	<input type="text" value="Dunblane"/>
Postcode	<input type="text" value="FK15 0AN"/>
Telephone	<input type="text" value="01786 823649"/>
Mobile	<input type="text"/>
Email	<input type="text" value="ann.richardson@studioristol.co.uk"/>

#### 2. Lead Developers Details (if any)

Name	<input type="text"/>
Organisation	<input type="text"/>
Building No./Name	<input type="text"/>
Address	<input type="text"/>
Town/ City	<input type="text"/>
Postcode	<input type="text"/>
Telephone	<input type="text"/>
Mobile	<input type="text"/>
Email	<input type="text"/>

#### 3. Primary Landowner's Details (if known)

Name	<input type="text" value="Atholl Estates"/>	Postcode	<input type="text"/>
organisation	<input type="text"/>	Telephone	<input type="text"/>
Building No./Name	<input type="text"/>	Mobile	<input type="text"/>
Address	<input type="text"/>	Email	<input type="text"/>
Town/City	<input type="text"/>		



- ☒ Please confirm, by ticking this box, that the landowner(s) has been notified that a submission is being made to the Call for Sites process relating to the land in their ownership?  
See question 33.

**4. Who is the main contact for this submission?**

- ☒ You      ☐ Developer      ☐ Land Owner  
☐ Other

**5. Site Area**

Please state the site area in either hectares or square metres:

Hectares (ha)       Square Metres (sq m)

**6. Postal Address or Location of proposed Development** (please include postcode)

Please identify the location of the site in your accompanying location plan.

Land at A923/Blairgowrie Road junction,  
Dunkeld

**7. Current and Proposed Land Use**

Please describe the current designation and use of the site:

The site is currently used for grazing.

What land use would you like the site considered for?

Residential use. The site was previously submitted to PKC for consideration in the MIR for the now approved LDP. A Draft Development Framework was submitted in support of the proposed residential use of the land and confirming that opportunities exist to develop areas of the site which would take account of the sites topography and its aspect across Dunkeld. We envisage a small scale low density development of circa 15 units which would could take account of the topography of the site and the views across Dunkeld. The Council's MIR Site Assessment undertaken in preparation for the now approved LDP notes "Good quality design and landscaping on the more prominent slopes could integrate development into the settlement".



## PART 2 ADDRESSING THE SELECTION CRITERIA

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### ENHANCING PLACE

**8. Which of the strategic objectives within the Perth and Kinross Community Planning Partnership's Community Plan 2013 - 2023 does the proposal support? Select all that apply.**

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

Please explain how?

The development of the land at the junction of Blairgowrie/A923 offers the potential for the residential development on the edge of the settlement of Dunkeld. Development in such close proximity to an existing established settlement complies with the wider sustainable development objectives held by the emerging LDP.

**9. How will the proposal support local communities? How will the proposal enhance or create new local facilities?**

The proposal for residential development of the subject site has the potential to deliver a mixed density, mixed tenure residential development within Dunkeld. The approved PKC LDP has no housing allocations in place within Dunkeld.

**10. Will the proposal create any permanent employment within Perth and Kinross?**

Not applicable

11. If the proposal will result in a loss of employment land, please give further details.

Not applicable

12. If the proposal supports a designated National Planning Framework national priority or a site identified in the Strategic Development Plan, please give details.

Not applicable

13. Explain how the proposal meets a potential land supply issue in the Perth and Kinross Local Development Plan.

Please note that for housing sites we are most interested in receiving information on potential sites in the housing market areas covering Highland, Strathmore and Strathearn; there is unlikely to be a need for additional land in the Perth Housing Market Area or the Kinross Housing Market Area. For further information please see the associated Guidance Notes.

The approved PKC LDP 2012 allocated a total of 7 sites within the Highland Housing Market Area, with a further reliance on small scale windfall sites also coming forward. Allocating this site for a small housing development will contribute towards meeting future housing requirements in the Highland housing market area.

14. Is the proposed site within or next to an existing settlement area?

☒ Yes ☐ No

15. Is the proposed site within the Green Belt as identified in the Perth and Kinross Local Development Plan?

☐ Yes, go to question 16 ☒ No, go to question 17

16. Describe what makes the proposal suitable or appropriate at a green belt location. Is a green belt location essential? If so, why?

17. Will the proposal affect any cultural heritage asset(s)?

(for example, Scheduled Monuments, archaeological sites, listed buildings and or their setting, Conservation Areas, Gardens and Design Landscapes, Historical Battlefields). Please provide details of the asset(s) and of the impact (positive or negative) that the proposal will have.

The site is located on the edge of the settlement boundary and outwith the Dunkeld Conservation Area and the Historic Garden and Designed Landscape designation associated with Dunkeld House.

18. Provide details of any known previous development of the site.

There has been no previous development on the site.

19. Will development of this site re-use existing buildings?

No

**20. Explain the compatibility of the proposal with neighbouring uses.**

The site is located immediately adjacent to the settlement boundary of Dunkeld. The site is bounded by three distinct groups of established residential development.

**21. Explain the compatibility of the proposal with the existing character of the surrounding area.**

The site is bounded by relatively modern clusters of residential development to the south, east and north, which are suburban in form and nature. The residential units along the northern edge of the site form a linear pattern of development and take advantage of the southerly aspect and views to the south across the settlement.

**22. How does the site's location promote the use of sustainable transport?**

The site is well located to access the local bus routes servicing Dunkeld, with the railway station at Birnam, just over 1 mile to the south. The village centre is also closely located for pedestrians, with easy access to local services, facilities and employment in the settlement.

**23. Does the site make best use of solar gain? Is the site protected from prevailing winds?**

The site enjoys a southerly aspect.

**INFRASTRUCTURE CAPACITY**

**24. Is the site serviced by the following existing utilities infrastructure? Select all that apply.**

☒ Water

☒ Sewerage

☒ Electricity

☐ Gas

☒ Telecommunications/Digital

**25. Have you approached the relevant utility providers to discuss whether capacity exists within the utility network? Please give details.**

No

**26. Explain how the site relates to existing road and rail networks.**

The site is located immediately adjacent to the junction between the A923 and the Blairgowrie Road.

**27. Please provide details of any known capacity issues in the existing road and rail networks and how these can be overcome.**

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

Given the small scale development proposed it is considered that the local road network has capacity.

#### **SITE TECHNICAL CONSTRAINTS**

**28. Do you have information that supports that the site is free from, or can be made free of any constraints?**

(For example, site stability, contamination, flood risk, overhead lines, health and safety exclusion zones)

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

The sites location and physical characteristics do not give rise to any indication on technical constraints that would prevent development from materialising. Details can be addressed through the application process.

SAFEGUARD GREEN INFRASTRUCTURE

**29. Please explain what effect the proposal will have on the landscape character of the area.**

Careful siting and design is essential to ensure development works with the topography of the site.

**30. How will the development contribute to the green network?**

Through locating new development within walking distance of local amenities.

**31. Is this site located within 2km of, or likely to have an effect on a designated Natura 2000 site?**

Please give details.

☐ Yes ☒ No

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

**32. In what way would development of the site impact on a national, regional or local designated site?**

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

No impact

## DELIVERABILITY IN THE PLAN PERIOD

**33. What is the ownership/control status of the site?** Select all that apply.

- |  |   |
|--|---|
| <input type="checkbox"/> Owned/controlled by single developer.     | <input type="checkbox"/> Owned/controlled by multiple developers. |
| <input checked="" type="checkbox"/> Controlled by single owner.    | <input type="checkbox"/> In control of multiple owners.           |
| <input type="checkbox"/> In partnership with a developer.          | <input type="checkbox"/> In partnership with multiple developers. |
| <input type="checkbox"/> No developer involvement in the proposal. |   |

Where there are additional developers or landowners involved please provide details.

**34. When is the development proposed to take place on the site?**

- ☒ Within 5 years of adoption of the Local Development Plan (up to 2023)
- ☐ Within 5-10 years (up to 2023 – 2028)
- ☐ Beyond 10 years (beyond 2028)

**35. Provide details to demonstrate that the site can be considered effective in terms of any housing proposals.** (Whole, or in part to establish the suitability of the proposal in this regard).

Single landowner of a technically unconstrained site, who has an established track record in delivering high quality development in Highland Perthshire.

## PART 3 DECLARATIONS

### Action Programme

- ☒ I, the promoter/agent confirm that if my site is successful in the Call for Sites process and promoted within the Local Development Plan I will provide the Council with information as required to allow the Council to fulfill its duties to prepare Action Programmes.

### Further Information

- ☒ I, the promoter/agent confirm I am aware that as part of the Local Development Plan process I may be required to provide further information in the form of studies/investigations or other documentation prepared by suitably qualified professionals to support the information I have provided on this form and/or to establish the suitability of the site for development or redevelopment in line with the proposed use.



- ☒ I, the promoter/agent accept that details of this proposal may be publicised as part of consultation on this and future phases of the preparation of the local Development Plan.

**Signature**

- ☒ I, the promoter/agent certify that this is a submission for the Call for Sites process as part of Perth and Kinross Local Development Plan. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge (for electronic submissions, please confirm your statement by ticking the box instead of providing signature).

Signature:

Name:

Date:

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.

**36. How did you find out about the call for sites process?** optional question.

- ☒ Councils website  
☐ Notice in Newspaper, could you tell us which one below?  
☒ PKC Development Plan Scheme  
☐ Telephone enquiry to Council  
☐ Email enquiry to Council  
☐ Social Media (e.g. Twitter, Facebook)  
☐ Other, could you tell us how below?

Further information

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Completed Submission forms and location plans should be addressed to  
[developmentplan@pkc.gov.uk](mailto:developmentplan@pkc.gov.uk)

Or alternatively by post to:

Local Development Plan Team  
Perth and Kinross Council  
Pullar House  
35 Kinnoull Street  
Perth  
PH1 5GD

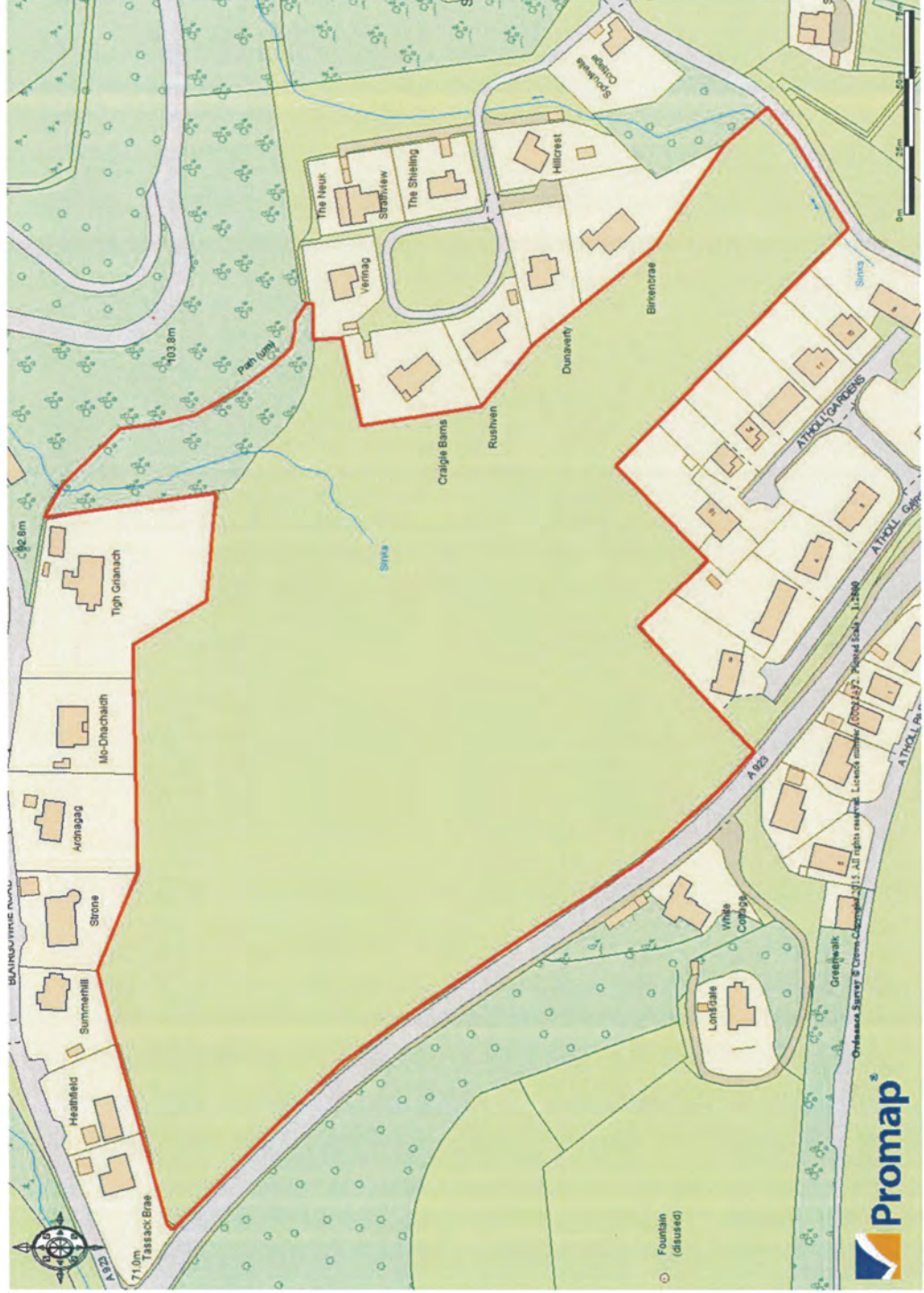
The Call for Sites process will run from Tuesday 20 January 2015 for 10 weeks. Completed Submissions must be received by Tuesday 31 March 2015.



RISTOL  
CONSULTING LTD

# Perth and Kinross Council, Local Development Plan Call for Sites Land off the A923/Blairgowrie Road Junction, Dunkeld.

March 2015



**PERTH & KINROSS LOCAL DEVELOPMENT PLAN 2**

**CALL FOR ISSUES**

**SUBMISSION BY MR & MRS A GILLIES**

**REGARDING THE SETTLEMENT BOUNDARY FOR BIRNAM/DUNKELD**

**PREPARED BY THE LOCHHEAD CONSULTANCY**



**JAMES LOCHHEAD**

Development & Planning Consultant

### The Issue

Birnam/Dunkeld is identified as a principal settlement in the Strategic Development Plan known as TAYplan. Under the policies of the approved TAYplan the majority of new development is to be directed to the principal settlements.

However, the existing Local Development Plan (LDP) for Perth & Kinross identifies no development opportunities for new housing despite several locations being promoted through the different stages of the LDP, including consideration through the Examination process. It is clear that an assessment of both flood risk and landscape sensitivity by the Council and ultimately, Scottish Ministers, that there was no scope for any significant growth in the settlement.

Consequently, it is necessary to consider future development opportunities and how the settlement could grow in an organic fashion.

### The Proposal

The findings, conclusions and recommendations of the Examination together with local knowledge has led to the attached settlement plan being annotated revealing very limited opportunities to allow even most growth or expansion. Considering each area in turn we would offer the following comments (It is taken as a given that expanding the settlement to the south, beyond the A9 is a non-starter):

1. Discounted by the Reporter through the Examination process on the basis of flood risk, impact on designed landscape designation, adjacent to River Tay National Scenic Area, implications for the gas pipeline and impact on River Tay Special Area of Conservation (Natural2000 site).
2. Discounted by the Reporter on landscape grounds, adjacent to Conservation Area and Designed Landscape and overall detrimental visual impact.
3. Not promoted and now in mostly in Community ownership. Poor access to settlement centre.
4. Poor relationship to existing settlement. Poor road access to settlement centre. Poor landscape setting with no obvious context.
5. As above.
6. Obvious limited extension to the settlement – one perhaps two dwellings plus opportunity for enhanced management of scrub woodland.

With regard to option 6 we would offer the following comments.

Part of this land was promoted through the previous LDP process. However, it was done so in an isolated fashion, without due regard to the settlement (and the obvious constraints as outlined above) as a whole. The promoted land was considered as an isolated plot divorced from the settlement boundary as drawn. What is being suggested now is quite different, with the opportunity to recognise existing natural and man-made boundaries which would allow for organic growth of the settlement. A site inspection will reveal that a building previously occupied the site and formed part of the historic part of Dunkeld.

### Conclusion

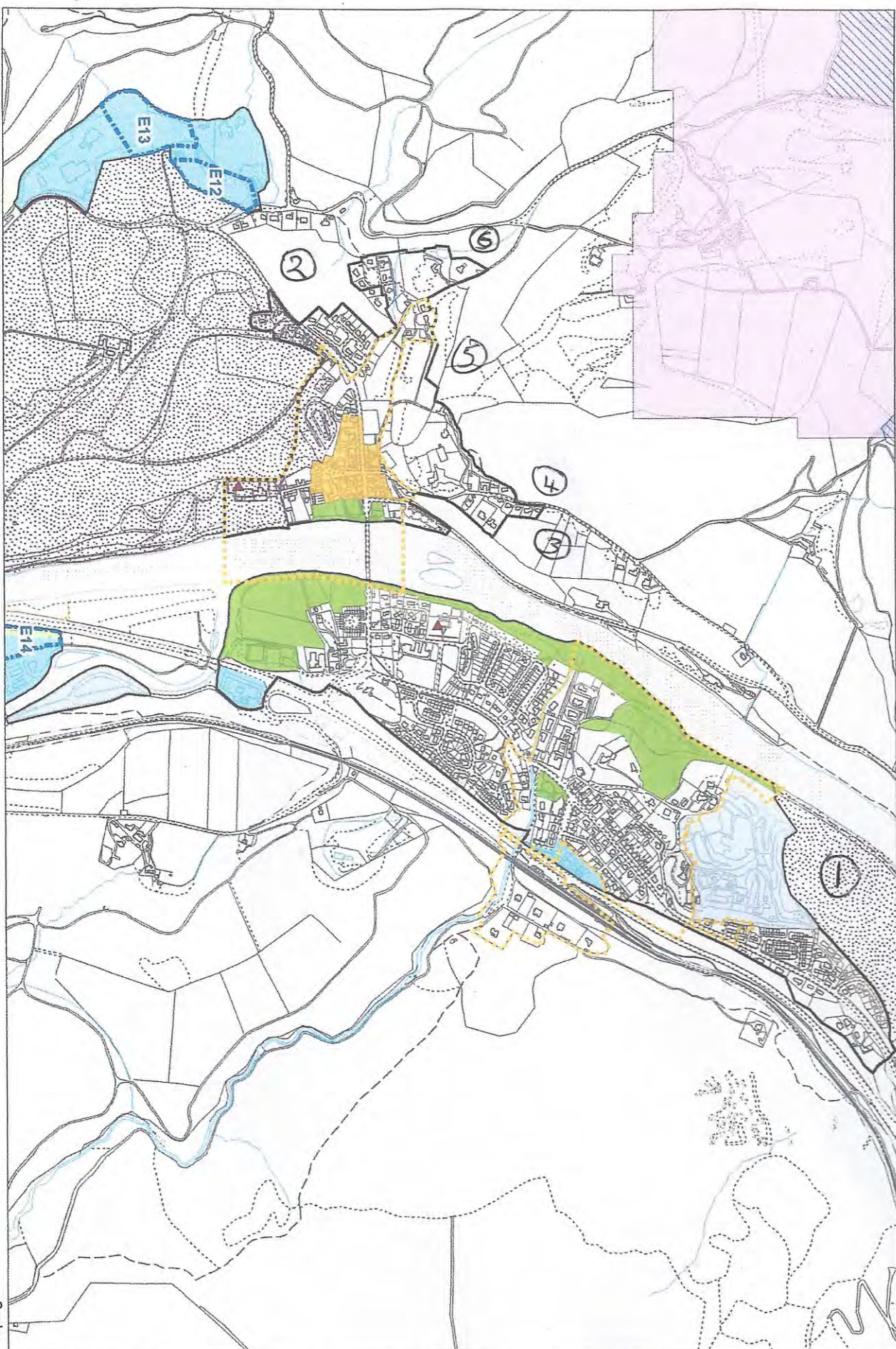
As an identified principal settlement within the spatial strategy of TAYplan it is necessary to consider how Birnam/Dunkeld can grow organically in the future. This submission suggests that extending the boundary in a limited fashion to the north east could allow for such limited growth and allow the opportunity for the proper management of existing resources.

James Lochhead, MRTPI

March 2015



Birnam and Dunkeld



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Scale:  
← 1:9,000



# Perth and Kinross Local Development Plan

## Call for Sites

20 January - 31 March 2015

This form should be used to make a submission to the call for sites process to promote a site for development or redevelopment in the Perth and Kinross Local Development Plan. This form should be used where a change to a settlement boundary is suggested but should not be used for housing sites of fewer than 5 units as the Local Development Plan does not identify sites of this scale. Requested information should be concise and to the point.

For help completing this form you are advised to read the associated [Guidance notes](#) or ring us on 01738 475300

### PART 1 APPLICANT AND SITE DETAILS

---

#### 1. Your Details

Name	<input type="text" value="Robert Patrick"/>
Organisation/ Community Council	<input type="text" value="CKD Galbraith"/>
Building No./Name	<input type="text" value="Lynedoch House"/>
Address	<input type="text" value="Barossa Place"/>
Town/City	<input type="text" value="Perth"/>
Postcode	<input type="text" value="PH1 5EP"/>
Telephone	<input type="text" value="01738 456 078"/>
Mobile	<input type="text" value="07717 788683"/>
Email	<input type="text" value="robert.patrick@ckdgalbraith.co.uk"/>

#### 2. Lead Developers Details (if any)

Name	<input type="text"/>
Organisation	<input type="text"/>
Building No./Name	<input type="text"/>
Address	<input type="text"/>
Town/ City	<input type="text"/>
Postcode	<input type="text"/>
Telephone	<input type="text"/>
Mobile	<input type="text"/>
Email	<input type="text"/>

#### 3. Primary Landowner's Details (if known)

Name	<input type="text"/>	Postcode	<input type="text" value="EH3 9EE"/>
organisation	<input type="text" value="Cluny Ltd"/>	Telephone	<input type="text"/>
Building No./Name	<input type="text" value="Princes Exchange"/>	Mobile	<input type="text"/>
Address	<input type="text" value="1 Earl Grey Street&lt;br/&gt;Edinburgh"/>	Email	<input type="text"/>
Town/City	<input type="text"/>		



- ☒ Please confirm, by ticking this box, that the landowner(s) has been notified that a submission is being made to the Call for Sites process relating to the land in their ownership?  
See question 33.

**4. Who is the main contact for this submission?**

☒ You ☐ Developer ☐ Land Owner

☐ Other

**5. Site Area**

Please state the site area in either hectares or square metres:

Hectares (ha)

23.5

Square Metres (sq m)

**6. Postal Address or Location of proposed Development** (please include postcode)

Please identify the location of the site in your accompanying location plan.

Ward Wood, Edradynate Estate,  
Strathhtay.

**7. Current and Proposed Land Use**

Please describe the current designation and use of the site:

The site is currently forested. The site has most recently been leased for sporting pruposes.

What land use would you like the site considered for?

The proposal is for the site to be allocated for leisure/tourism use, in order to allow a development comprising of holiday accommodation. A previous proposal was put forward for a mix of leisure/holiday accommodation use and residential use, the proposal is now for only leisure accommodation.

## PART 2 ADDRESSING THE SELECTION CRITERIA

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### ENHANCING PLACE

**8. Which of the strategic objectives within the Perth and Kinross Community Planning Partnership's Community Plan 2013 - 2023 does the proposal support? Select all that apply.**

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

Please explain how?

The proposal is for a development of holiday accommodation within the existing wood.

The provision of additional tourist accommodation in this part of Highland Perthshire will naturally lead to economic benefits for the area, particularly for other businesses which rely on the tourist trade for income.

**9. How will the proposal support local communities? How will the proposal enhance or create new local facilities?**

The proposal would increase the availability of tourist accommodation in the Strathhtay area, thereby allowing for increased visitor numbers to the region. This should in turn lead to increased spending in local shops, bars/restaurants and visitor attractions. Given tourism's importance to the local economy of Highland Perthshire, additional accommodation and the spending it will bring will be of great benefit to the local communities of Strathhtay and Aberfeldy.

**10. Will the proposal create any permanent employment within Perth and Kinross?**

The proposed use would be likely to lead to a number of additional permanent employment opportunities. The proposed tourist accommodation would require staff to manage and maintain the facility. In addition, as discussed above, further tourist accommodation is likely to lead to additional visitor numbers to the area, boosting the employment prospects for those involved in retail, hospitality or outdoor activities in the area.

**11. If the proposal will result in a loss of employment land, please give further details.**

n/a

**12. If the proposal supports a designated National Planning Framework national priority or a site identified in the Strategic Development Plan, please give details.**

n/a

**13. Explain how the proposal meets a potential land supply issue in the Perth and Kinross Local Development Plan.**

Please note that for housing sites we are most interested in receiving information on potential sites in the housing market areas covering Highland, Strathmore and Strathearn; there is unlikely to be a need for additional land in the Perth Housing Market Area or the Kinross Housing Market Area. For further information please see the associated Guidance Notes.

n/a

**14. Is the proposed site within or next to an existing settlement area?**

☐ Yes      ☒ No

**15. Is the proposed site within the Green Belt as identified in the Perth and Kinross Local Development Plan?**

☐ Yes, go to question 16      ☒ No, go to question 17

**16. Describe what makes the proposal suitable or appropriate at a green belt location. Is a green belt location essential? If so, why?**

n/a

**17. Will the proposal affect any cultural heritage asset(s)?**

(for example, Scheduled Monuments, archaeological sites, listed buildings and or their setting, Conservation Areas, Gardens and Design Landscapes, Historical Battlefields). Please provide details of the asset(s) and of the impact (positive or negative) that the proposal will have.

There are no listed buildings or Scheduled Ancient Monument within the site.  
There are two features listed on the local Historic Environment Record; the Cluny Wood curling pond and the Nether Pitcairn farmstead. It is anticipated that these heritage assets could be protected within any future development, the impact of the proposal on these assets would be considered in detail at the planning application stage.

**18. Provide details of any known previous development of the site.**

There is a single dwelling house within the proposal site, know as Upper Lagg. The property was constructed by the estate to provide accommodation for a gamekeeper while the Ward Wood was actively used for sporting purposes.  
It is anticipated this existing property could be incorporated into any future development.  
The remainder of the site is undeveloped.

**19. Will development of this site re-use existing buildings?**

As detailed above, with the exception of the property Upper Lagg there are no buildings within the site.



**20. Explain the compatibility of the proposal with neighbouring uses.**

The proposal is within a wooded area in a rural location. It is considered unlikely a proposed leisure use on this site would have any negative impact on neighbouring uses (mostly consisting of residential and agricultural uses).

**21. Explain the compatibility of the proposal with the existing character of the surrounding area.**

It is our view that the proposal will have a minimal impact on the existing character of the area. This is a predominantly rural area with numerous scattered settlements and hamlets, mostly located close to the River Tay, such as Grandtully, Little Ballinluig, Strathtay and Pitnacree.

The proposal will lead to a slight increase in built development in the area, however the site is not highly visible, as existing trees provide extensive screening. The topography of the site makes it particularly suitable for development, as it ensures the site is invisible from most neighbouring land. It is anticipated a full landscape assessment would be carried out as part of a future planning application. In terms of the proposal's impact on the general amenity of the area, it is considered this would be minimal. The proposal is for a modest development of high-quality tourist accommodation. It is unlikely this will result in significant increases in noise levels, and the excellent access onto the site should ensure the impact on the road network is minimal.

**22. How does the site's location promote the use of sustainable transport?**

While there is no rail access to the site, it is considered that there are options for accessing the proposal site for those without cars.

A bus service (No. 23) is available from Perth to Grandtully or Aberfeldy, from where the site can be accessed using existing paths (see below). In addition, a bus (No. 87/887) links Pitlochry with Grandtully or Aberfeldy. The bus service from either Pitlochry or Perth ensures the site is linked to the rail network. The site links well with existing cycle routes, including an Aberfeldy-Grandtully off road track which utilises the former railway. In addition, Sustrans Route 7, a long distance route linking Sunderland and Inverness, passes through Strathtay and is therefore within close proximity of the proposal site. The site is therefore highly accessible for cyclists. In addition, the site is located adjacent to the Rob Roy Way, a long distance walking trail that crosses Scotland from Drymen to Pitlochry. The route passes directly past the proposal site, and therefore there is the possibility tourist accommodation within the proposal site could be of benefit to walkers enjoying this route.

**23. Does the site make best use of solar gain? Is the site protected from prevailing winds?**

The site is well sheltered due to existing mature trees.

The layout of the site would be determined during the detailed planning process. However, due to topography and location of the site, it is likely a large proportion of the proposed buildings would be south facing and could therefore benefit both from solar gain and from the use of solar panels to generate electricity.

**INFRASTRUCTURE CAPACITY**

**24. Is the site serviced by the following existing utilities infrastructure? Select all that apply.**

☐ Water

☐ Sewerage

☒ Electricity

☐ Gas

☐ Telecommunications/Digital

**25. Have you approached the relevant utility providers to discuss whether capacity exists within the utility network? Please give details.**

n/a

**26. Explain how the site relates to existing road and rail networks.**

The proposal site is adjacent to the A827, the main road serving Aberfeldy and Strathtay from the A9 at Ballinuig. The site therefore benefits from excellent road access.  
Strathtay is not served by the rail network, the nearest station therefore is at Pitlochry, approximately 12 miles distance away.

**27. Please provide details of any known capacity issues in the existing road and rail networks and how these can be overcome.**

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

There are no known capacity issues that would be raised by this proposal.

#### SITE TECHNICAL CONSTRAINTS

**28. Do you have information that supports that the site is free from, or can be made free of any constraints?**

(For example, site stability, contamination, flood risk, overhead lines, health and safety exclusion zones)

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

The site is outwith the SEPA flood risk zones.  
As there has been no previous development on the site we do not consider contamination likely to be an issue.

## SAFEGUARD GREEN INFRASTRUCTURE

### 29. Please explain what effect the proposal will have on the landscape character of the area.

The proposal site is well situated for this type of development. Existing trees within the site would be retained to screen the development, particularly from the A827. As a result, we are of the view the proposal would have a minimal/negligible impact on the landscape character of the area.

### 30. How will the development contribute to the green network?

n/a

### 31. Is this site located within 2km of, or likely to have an effect on a designated Natura 2000 site?

Please give details.

☒ Yes ☐ No

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

The site is within 2km of the River Tay Special Area for Conservation. As a result, careful consideration would be required at the design stage to ensure all drainage requirements for the proposed development would not impact on the SAC. However, it is considered this is an achievable goal, and therefore there should be no negative impacts on the Natural 2000 site.

### 32. In what way would development of the site impact on a national, regional or local designated site?

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

Parts of the site are allocated as Ancient Woodland.

Any future development on this site would require in the first instance a full tree survey. It is anticipated the majority of trees within the site would be retained to provide amenity for the development.

## DELIVERABILITY IN THE PLAN PERIOD

**33. What is the ownership/control status of the site?** Select all that apply.

- |  |   |
|--|---|
| <input type="checkbox"/> Owned/controlled by single developer.     | <input type="checkbox"/> Owned/controlled by multiple developers. |
| <input checked="" type="checkbox"/> Controlled by single owner.    | <input type="checkbox"/> In control of multiple owners.           |
| <input type="checkbox"/> In partnership with a developer.          | <input type="checkbox"/> In partnership with multiple developers. |
| <input type="checkbox"/> No developer involvement in the proposal. |   |

Where there are additional developers or landowners involved please provide details.

The proposal site is entirely owned by Cluny Ltd.

**34. When is the development proposed to take place on the site?**

- ☒ Within 5 years of adoption of the Local Development Plan (up to 2023)
- ☐ Within 5-10 years (up to 2023 – 2028)
- ☐ Beyond 10 years (beyond 2028)

**35. Provide details to demonstrate that the site can be considered effective in terms of any housing proposals.**  
(Whole, or in part to establish the suitability of the proposal in this regard).

n/a

## PART 3 DECLARATIONS

---

### Action Programme

- ☒ I, the promoter/agent confirm that if my site is successful in the Call for Sites process and promoted within the Local Development Plan I will provide the Council with information as required to allow the Council to fulfill its duties to prepare Action Programmes.

### Further Information

- ☒ I, the promoter/agent confirm I am aware that as part of the Local Development Plan process I may be required to provide further information in the form of studies/investigations or other documentation prepared by suitably qualified professionals to support the information I have provided on this form and/or to establish the suitability of the site for development or redevelopment in line with the proposed use.

- ☒ I, the promoter/agent accept that details of this proposal may be publicised as part of consultation on this and future phases of the preparation of the local Development Plan.

**Signature**

- ☒ I, the promoter/agent certify that this is a submission for the Call for Sites process as part of Perth and Kinross Local Development Plan. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge (for electronic submissions, please confirm your statement by ticking the box instead of providing signature).

**Signature:**

**Name:**

**Date:**

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.

**36. How did you find out about the call for sites process?** optional question.

- ☐ Councils website
- ☐ Notice in Newspaper, could you tell us which one below?
- ☐ PKC Development Plan Scheme
- ☐ Telephone enquiry to Council
- ☐ Email enquiry to Council
- ☐ Social Media (e.g. Twitter, Facebook)
- ☐ Other, could you tell us how below?

Further information

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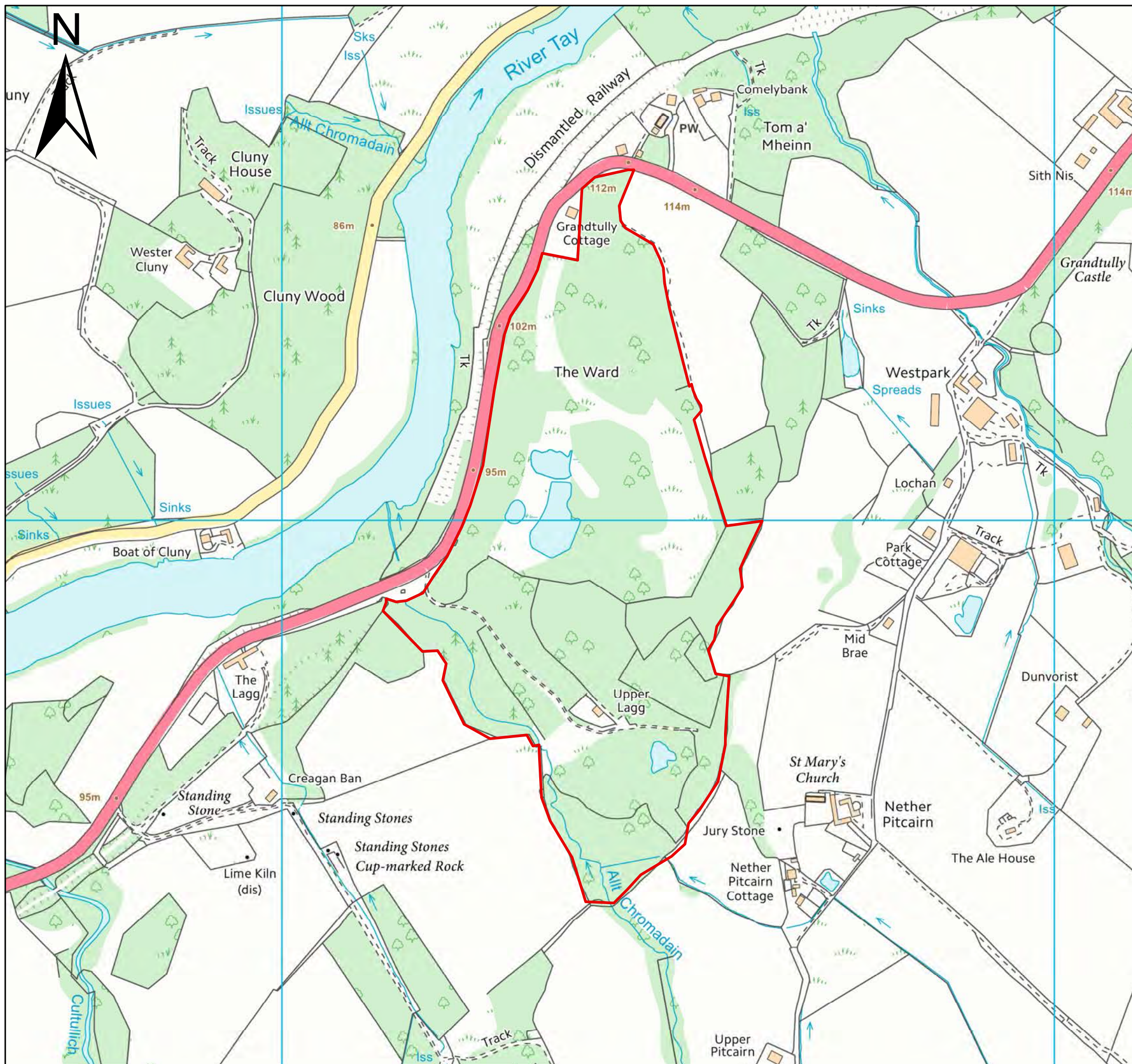
Completed Submission forms and location plans should be addressed to  
[developmentplan@pkc.gov.uk](mailto:developmentplan@pkc.gov.uk)

Or alternatively by post to:

Local Development Plan Team  
Perth and Kinross Council  
Pullar House  
35 Kinnoull Street  
Perth  
PH1 5GD

The Call for Sites process will run from Tuesday 20 January 2015 for 10 weeks. Completed Submissions must be received by Tuesday 31 March 2015.





## Land at Edradynate Plan

0 65 130 260 Meters

1:5,000



Proposal Site

Description-Plan for LDP submission

Date 30/03/2015

**CKD Galbraith**

CKD Galbraith  
Lynedoch House, Barossa Place,  
Perth, PH1 5EP

Tel: 01738 451 111 Fax: 01738 451 900  
Email: perth@ckdgalbraith.co.uk

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# Perth and Kinross Local Development Plan

## Call for Sites

20 January - 31 March 2015

This form should be used to make a submission to the call for sites process to promote a site for development or redevelopment in the Perth and Kinross Local Development Plan. This form should be used where a change to a settlement boundary is suggested but should not be used for housing sites of fewer than 5 units as the Local Development Plan does not identify sites of this scale. Requested information should be concise and to the point.

For help completing this form you are advised to read the associated [Guidance notes](#) or ring us on 01738 475300

### PART 1 APPLICANT AND SITE DETAILS

#### 1. Your Details

Name	<input type="text" value="Mark Myles"/>
Organisation/ Community Council	<input type="text" value="MBM Planning &amp; Development"/>
Building No./Name	<input type="text" value="Algo Business Centre"/>
Address	<input type="text" value="Glenearn Road"/>
Town/City	<input type="text" value="Perth"/>
Postcode	<input type="text" value="PH2 0NJ"/>
Telephone	<input type="text" value="01738 450506"/>
Mobile	<input type="text" value="07887 801965"/>
Email	<input type="text" value="mm@mbmplanning.co.uk"/>

#### 2. Lead Developers Details (if any)

Name	<input type="text"/>
Organisation	<input type="text"/>
Building No./Name	<input type="text"/>
Address	<input type="text"/>
Town/ City	<input type="text"/>
Postcode	<input type="text"/>
Telephone	<input type="text"/>
Mobile	<input type="text"/>
Email	<input type="text"/>

#### 3. Primary Landowner's Details (if known)

Name	<input type="text" value="Mr &amp; Mrs A Douthwaite"/>	Postcode	<input type="text"/>
organisation	<input type="text"/>	Telephone	<input type="text"/>
Building No./Name	<input type="text"/>	Mobile	<input type="text"/>
Address	<input type="text"/>	Email	<input type="text"/>

Town/City

- ☒ Please confirm, by ticking this box, that the landowner(s) has been notified that a submission is being made to the Call for Sites process relating to the land in their ownership?  
See question 33.

**4. Who is the main contact for this submission?**

- ☒ You      ☐ Developer      ☐ Land Owner  
☐ Other

**5. Site Area**

Please state the site area in either hectares or square metres:

Hectares (ha)

Square Metres (sq m)

**6. Postal Address or Location of proposed Development** (please include postcode)

Please identify the location of the site in your accompanying location plan.

Land at The Croft, Fearnan

**7. Current and Proposed Land Use**

Please describe the current designation and use of the site:

Ground that currently forms part of the curtilage of the property known as The Croft, including the boathouse which is controlled by condition to ensure that it remains as ancillary accommodation to the main house.

What land use would you like the site considered for?

The full extent of the garden ground associated with the property at The Croft should be included within an amended settlement boundary for Fearnan. The current settlement boundary splits the curtilage for The Croft into two separate and distinct parts. Planning permission has been granted for use of the boathouse on the southern side of the public road to be used as ancillary accommodation to The Croft and for the boathouse to remain in the same ownership as the main house. The southern part of the curtilage of the property should therefore also be included as part of the settlement boundary and not part of the wider countryside area as is currently shown in the PKC LDP. The current settlement boundary does not follow a logical line and does not reflect the 'linked' use of the curtilage that is associated with the property.

## PART 2 ADDRESSING THE SELECTION CRITERIA

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### ENHANCING PLACE

**8. Which of the strategic objectives within the Perth and Kinross Community Planning Partnership's Community Plan 2013 - 2023 does the proposal support? Select all that apply.**

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

Please explain how?

The identification of the current settlement boundary conflicts with the permitted use of the wider curtilage and the ancillary accommodation contrary to the above objectives.

**9. How will the proposal support local communities? How will the proposal enhance or create new local facilities?**

N/A.

**10. Will the proposal create any permanent employment within Perth and Kinross?**

No

**11. If the proposal will result in a loss of employment land, please give further details.**

No

**12. If the proposal supports a designated National Planning Framework national priority or a site identified in the Strategic Development Plan, please give details.**

No

**13. Explain how the proposal meets a potential land supply issue in the Perth and Kinross Local Development Plan.**

Please note that for housing sites we are most interested in receiving information on potential sites in the housing market areas covering Highland, Strathmore and Strathearn; there is unlikely to be a need for additional land in the Perth Housing Market Area or the Kinross Housing Market Area. For further information please see the associated Guidance Notes.

N/A

**14. Is the proposed site within or next to an existing settlement area?**

☒ Yes      ☐ No

**15. Is the proposed site within the Green Belt as identified in the Perth and Kinross Local Development Plan?**

☐ Yes, go to question 16      ☒ No, go to question 17



**16. Describe what makes the proposal suitable or appropriate at a green belt location. Is a green belt location essential? If so, why?**

N/A

**17. Will the proposal affect any cultural heritage asset(s)?**

(for example, Scheduled Monuments, archaeological sites, listed buildings and or their setting, Conservation Areas, Gardens and Design Landscapes, Historical Battlefields). Please provide details of the asset(s) and of the impact (positive or negative) that the proposal will have.

No

**18. Provide details of any known previous development of the site.**

As noted above a planning condition already controls the use and ownership of the boathouse (12/01477/FLL) to remain as ancillary to The Croft.

**19. Will development of this site re-use existing buildings?**

N/A

**20. Explain the compatibility of the proposal with neighbouring uses.**

This part of the curtilage is located immediately adjacent to the existing settlement boundary, and already forms part of the ownership and garden curtilage of The Croft and would not result in any loss of amenity.

**21. Explain the compatibility of the proposal with the existing character of the surrounding area.**

The proposal would allow for the full extent of the curtilage to be identified within the settlement boundary.

**22. How does the site's location promote the use of sustainable transport?**

N/A

**23. Does the site make best use of solar gain? Is the site protected from prevailing winds?**

N/A

**INFRASTRUCTURE CAPACITY**

**24. Is the site serviced by the following existing utilities infrastructure? Select all that apply.**

☐ Water

☐ Sewerage

☐ Electricity

☐ Gas

☐ Telecommunications/Digital

**25. Have you approached the relevant utility providers to discuss whether capacity exists within the utility network? Please give details.**

N/A

**26. Explain how the site relates to existing road and rail networks.**

The land is bound by the existing public road to the north and forms part of the wider settlement which extends to the broader public road network.

**27. Please provide details of any known capacity issues in the existing road and rail networks and how these can be overcome.**

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

N/A

#### SITE TECHNICAL CONSTRAINTS

**28. Do you have information that supports that the site is free from, or can be made free of any constraints?**

(For example, site stability, contamination, flood risk, overhead lines, health and safety exclusion zones)

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

This proposal is only seeking a change to a settlement boundary to accurately reflect the full extent of the curtilage of the property known as The Croft.

SAFEGUARD GREEN INFRASTRUCTURE

**29. Please explain what effect the proposal will have on the landscape character of the area.**

None as the area of land already forms part of the garden ground of The Croft.

**30. How will the development contribute to the green network?**

N/A

**31. Is this site located within 2km of, or likely to have an effect on a designated Natura 2000 site?**

Please give details.

☐ Yes ☒ No

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

**32. In what way would development of the site impact on a national, regional or local designated site?**

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

N/A

## DELIVERABILITY IN THE PLAN PERIOD

**33. What is the ownership/control status of the site?** Select all that apply.

- |   |   |
|---|---|
| <input type="checkbox"/> Owned/controlled by single developer.                | <input type="checkbox"/> Owned/controlled by multiple developers. |
| <input checked="" type="checkbox"/> Controlled by single owner.               | <input type="checkbox"/> In control of multiple owners.           |
| <input type="checkbox"/> In partnership with a developer.                     | <input type="checkbox"/> In partnership with multiple developers. |
| <input checked="" type="checkbox"/> No developer involvement in the proposal. |   |

Where there are additional developers or landowners involved please provide details.

**34. When is the development proposed to take place on the site?**

- ☒ Within 5 years of adoption of the Local Development Plan (up to 2023)
- ☐ Within 5-10 years (up to 2023 – 2028)
- ☐ Beyond 10 years (beyond 2028)

**35. Provide details to demonstrate that the site can be considered effective in terms of any housing proposals.**

(Whole, or in part to establish the suitability of the proposal in this regard).

N/A

## PART 3 DECLARATIONS

---

### Action Programme

- ☒ I, the promoter/agent confirm that if my site is successful in the Call for Sites process and promoted within the Local Development Plan I will provide the Council with information as required to allow the Council to fulfill its duties to prepare Action Programmes.

### Further Information

- ☒ I, the promoter/agent confirm I am aware that as part of the Local Development Plan process I may be required to provide further information in the form of studies/investigations or other documentation prepared by suitably qualified professionals to support the information I have provided on this form and/or to establish the suitability of the site for development or redevelopment in line with the proposed use.



- ☒ I, the promoter/agent accept that details of this proposal may be publicised as part of consultation on this and future phases of the preparation of the local Development Plan.

**Signature**

- ☒ I, the promoter/agent certify that this is a submission for the Call for Sites process as part of Perth and Kinross Local Development Plan. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge (for electronic submissions, please confirm your statement by ticking the box instead of providing signature).

**Signature:**

**Name:**

**Date:**

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.

**36. How did you find out about the call for sites process?** optional question.

- ☐ Councils website
- ☐ Notice in Newspaper, could you tell us which one below?
- ☐ PKC Development Plan Scheme
- ☐ Telephone enquiry to Council
- ☐ Email enquiry to Council
- ☐ Social Media (e.g. Twitter, Facebook)
- ☒ Other, could you tell us how below?

Further information

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Completed Submission forms and location plans should be addressed to  
[developmentplan@pkc.gov.uk](mailto:developmentplan@pkc.gov.uk)

Or alternatively by post to:

Local Development Plan Team  
Perth and Kinross Council  
Pullar House  
35 Kinnoull Street  
Perth  
PH1 5GD

The Call for Sites process will run from Tuesday 20 January 2015 for 10 weeks. Completed Submissions must be received by Tuesday 31 March 2015.



# Perth and Kinross Local Development Plan

## Call for Sites

20 January - 31 March 2015

This form should be used to make a submission to the call for sites process to promote a site for development or redevelopment in the Perth and Kinross Local Development Plan. This form should be used where a change to a settlement boundary is suggested but should not be used for housing sites of fewer than 5 units as the Local Development Plan does not identify sites of this scale. Requested information should be concise and to the point.

For help completing this form you are advised to read the associated [Guidance notes](#) or ring us on 01738 475300

### PART 1 APPLICANT AND SITE DETAILS

#### 1. Your Details

Name	<input type="text" value="Brent Quinn"/>
Organisation/ Community Council	<input type="text" value="Cockburn's Consultants"/>
Building No./Name	<input type="text" value="29"/>
Address	<input type="text" value="Ryehill Terrace"/>
Town/City	<input type="text" value="Edinburgh"/>
Postcode	<input type="text" value="EH6 8EN"/>
Telephone	<input type="text" value="0131 538 5353"/>
Mobile	<input type="text" value="0770897112"/>
Email	<input type="text" value="cockburnsconsultants@gmail.co"/>

#### 2. Lead Developers Details (if any)

Name	<input type="text" value="Per Agent"/>
Organisation	<input type="text" value="ED Capital"/>
Building No./Name	<input type="text" value="Per Agent"/>
Address	<input type="text" value="Per Agent"/>
Town/ City	<input type="text" value="Per Agent"/>
Postcode	<input type="text" value="Per Agent"/>
Telephone	<input type="text" value="Per Agent"/>
Mobile	<input type="text" value="Per Agent"/>
Email	<input type="text" value="Per Agent"/>

#### 3. Primary Landowner's Details (if known)

Name	<input type="text" value="Per Agent"/>	Postcode	<input type="text" value="Per Agent"/>
organisation	<input type="text" value="ED Capital"/>	Telephone	<input type="text" value="Per Agent"/>
Building No./Name	<input type="text" value="Per Agent"/>	Mobile	<input type="text" value="Per Agent"/>
Address	<input type="text" value="Per Agent"/>	Email	<input type="text" value="Per Agent"/>
Town/City	<input type="text" value=""/>		

- ☒ Please confirm, by ticking this box, that the landowner(s) has been notified that a submission is being made to the Call for Sites process relating to the land in their ownership?  
See question 33.

**4. Who is the main contact for this submission?**

- ☒ You      ☐ Developer      ☐ Land Owner  
☐ Other

**5. Site Area**

Please state the site area in either hectares or square metres:

Hectares (ha)

Square Metres (sq m)

**6. Postal Address or Location of proposed Development** (please include postcode)

Please identify the location of the site in your accompanying location plan.

See Location Plan Attached

Land to East of Boreland Farm,  
Fearnan,  
Aberfeldy,  
Perthshire  
PH15 2PG

**7. Current and Proposed Land Use**

Please describe the current designation and use of the site:

Rough agricultural land (not in use) therefore Countryside Land that lies outwith any defined Settlement Boundary.

In the current LDP, Policy RD3: Housing in the Countryside would be most applicable. Because of the scale of the proposal, it would not comply with the criteria set out for this Policy.

What land use would you like the site considered for?

Housing

## PART 2 ADDRESSING THE SELECTION CRITERIA

---

### ENHANCING PLACE

**8. Which of the strategic objectives within the Perth and Kinross Community Planning Partnership's Community Plan 2013 - 2023 does the proposal support? Select all that apply.**

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

Please explain how?

Promoting a prosperous, inclusive and sustainable economy

It is widely recognised that new housing development engenders, and is an indicator of, a thriving, expanding economy, thus complying with a key Local Outcome in respect of promoting a prosperous, inclusive and sustainable economy. The development is an exercise in physical regeneration through economic investment in the town of Fearnan.

Creating a safe and sustainable place for future generations

The proposed development would create an 'attractive, welcoming environment', in compliance with an identified Local Outcome in respect of the above.

**9. How will the proposal support local communities? How will the proposal enhance or create new local facilities?**

The developer/landowner is willing to engage with the local community to discuss their requirements and how they could be absorbed within the proposed development. For example, early stage discussions indicate that there is a shortage of community facilities e.g. a local shop, restaurant, which are uses that could conceivably be delivered as part of the development

**10. Will the proposal create any permanent employment within Perth and Kinross?**

There will of course be short and medium term employment afforded from the construction process, but it is also considered, that depending on the community discussions referred to above, there may be scope for other longer term employment opportunities.

**11. If the proposal will result in a loss of employment land, please give further details.**

N/A

**12. If the proposal supports a designated National Planning Framework national priority or a site identified in the Strategic Development Plan, please give details.**

N/A

**13. Explain how the proposal meets a potential land supply issue in the Perth and Kinross Local Development Plan.**

Please note that for housing sites we are most interested in receiving information on potential sites in the housing market areas covering Highland, Strathmore and Strathearn; there is unlikely to be a need for additional land in the Perth Housing Market Area or the Kinross Housing Market Area. For further information please see the associated Guidance Notes.

Please see attached document

**14. Is the proposed site within or next to an existing settlement area?**

☒ Yes      ☐ No

**15. Is the proposed site within the Green Belt as identified in the Perth and Kinross Local Development Plan?**

☐ Yes, go to question 16      ☒ No, go to question 17



**16. Describe what makes the proposal suitable or appropriate at a green belt location. Is a green belt location essential? If so, why?**

N/A

**17. Will the proposal affect any cultural heritage asset(s)?**

(for example, Scheduled Monuments, archaeological sites, listed buildings and or their setting, Conservation Areas, Gardens and Design Landscapes, Historical Battlefields). Please provide details of the asset(s) and of the impact (positive or negative) that the proposal will have.

No

**18. Provide details of any known previous development of the site.**

N/A

**19. Will development of this site re-use existing buildings?**

N/A

**20. Explain the compatibility of the proposal with neighbouring uses.**

On 2 of 4 sides of the proposed site, there is currently housing. The site is on a similar topographical plain to existing houses and on account of existing garden sizes, and the distances between existing and proposed properties, there are unlikely to be any amenity issues arising in respect of either existing or future residents.

In principle, therefore, the proposed land use is compatible.

**21. Explain the compatibility of the proposal with the existing character of the surrounding area.**

As part of a Masterplanning exercise in the near future, the development pattern of the area would be assessed and an architectural vernacular of the area would be identified. This would be enshrined within a Development Brief for the development, whereby the character of the surrounding area would be recognised and considered sympathetically in terms of, inter alia, densities, building heights, proportions, design features, etc.

The current definition of the settlement, at its northern point and adjacent to the site, is not particularly well defined. The layout is sporadic and the relationship between built environment and open space is confused. The use of appropriate landscaping and siting of the proposed development would strengthen the existing boundary and enhance the character of Fearnan and the adjacent area.

**22. How does the site's location promote the use of sustainable transport?**

This would be incorporated within a Green Transport Plan, which would be undertaken by a suitably qualified consultant at a later stage.

**23. Does the site make best use of solar gain? Is the site protected from prevailing winds?**

The site is south facing thus would maximise solar gain.

The site is protected from prevailing winds

**INFRASTRUCTURE CAPACITY**

**24. Is the site serviced by the following existing utilities infrastructure? Select all that apply.**

☒ Water

☒ Sewerage

☒ Electricity

☐ Gas

☒ Telecommunications/Digital

**25. Have you approached the relevant utility providers to discuss whether capacity exists within the utility network? Please give details.**

That process will be undertaken in due course

**26. Explain how the site relates to existing road and rail networks.**

The site is adjacent to the A827 and benefits from an existing access that leads to Culdees Bunkhouse, the main Boreland farm buildings and a number of existing dwellinghouses. This access will be able to accommodate the scale of development proposed. It is not envisaged that this access would require significant upgrading at any point outwith the ownership of the landowner/developer.

**27. Please provide details of any known capacity issues in the existing road and rail networks and how these can be overcome.**

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

None known at this stage.

#### SITE TECHNICAL CONSTRAINTS

**28. Do you have information that supports that the site is free from, or can be made free of any constraints?**

(For example, site stability, contamination, flood risk, overhead lines, health and safety exclusion zones)

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

The site is free from any known constraints at this juncture

**29. Please explain what effect the proposal will have on the landscape character of the area.**

The proposed development would be designed in accordance with PAN 44: Fitting New Housing Development into the Landscape. This document offers suggestions to help planners, developers and local communities achieve residential developments which are in harmony with their landscape setting.

**30. How will the development contribute to the green network?**

The proposed development would better define the urban edge of the settlement, which would in turn better define the greenspace which characterises the area.

**31. Is this site located within 2km of, or likely to have an effect on a designated Natura 2000 site?**

Please give details.

☐ Yes ☒ No

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

N/A

**32. In what way would development of the site impact on a national, regional or local designated site?**

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

N/A

## DELIVERABILITY IN THE PLAN PERIOD

**33. What is the ownership/control status of the site?** Select all that apply.

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Owned/controlled by single developer. | <input type="checkbox"/> Owned/controlled by multiple developers. |
| <input type="checkbox"/> Controlled by single owner.                      | <input type="checkbox"/> In control of multiple owners.           |
| <input type="checkbox"/> In partnership with a developer.                 | <input type="checkbox"/> In partnership with multiple developers. |
| <input type="checkbox"/> No developer involvement in the proposal.        |   |

Where there are additional developers or landowners involved please provide details.

N/A

**34. When is the development proposed to take place on the site?**

- ☒ Within 5 years of adoption of the Local Development Plan (up to 2023)
- ☐ Within 5-10 years (up to 2023 – 2028)
- ☐ Beyond 10 years (beyond 2028)

**35. Provide details to demonstrate that the site can be considered effective in terms of any housing proposals.**

(Whole, or in part to establish the suitability of the proposal in this regard).

In respect of housing, SPP sets out circumstances where a site can be considered to be 'effective' for development. In this circumstance, the site in question is free of any constraints that would otherwise preclude its development. The following 6 criteria are not known to be of any concern in this respect at the time of this submission:

Ownership; Physical Features; Contamination; Deficit Funding; Marketability; Infrastructure; and Land Use

The site can therefore be considered to be 'effective' as per the criteria set out in SPP.

## PART 3 DECLARATIONS

### Action Programme

- ☒ I, the promoter/agent confirm that if my site is successful in the Call for Sites process and promoted within the Local Development Plan I will provide the Council with information as required to allow the Council to fulfill its duties to prepare Action Programmes.

### Further Information

- ☒ I, the promoter/agent confirm I am aware that as part of the Local Development Plan process I may be required to provide further information in the form of studies/investigations or other documentation prepared by suitably qualified professionals to support the information I have provided on this form and/or to establish the suitability of the site for development or redevelopment in line with the proposed use.



- ☒ I, the promoter/agent accept that details of this proposal may be publicised as part of consultation on this and future phases of the preparation of the local Development Plan.

**Signature**

- ☒ I, the promoter/agent certify that this is a submission for the Call for Sites process as part of Perth and Kinross Local Development Plan. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge (for electronic submissions, please confirm your statement by ticking the box instead of providing signature).

**Signature:**

**Name:**

**Date:**

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**36. How did you find out about the call for sites process?** optional question.

- ☒ Councils website
- ☐ Notice in Newspaper, could you tell us which one below?
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- ☐ Telephone enquiry to Council
- ☐ Email enquiry to Council
- ☐ Social Media (e.g. Twitter, Facebook)
- ☐ Other, could you tell us how below?

Further information

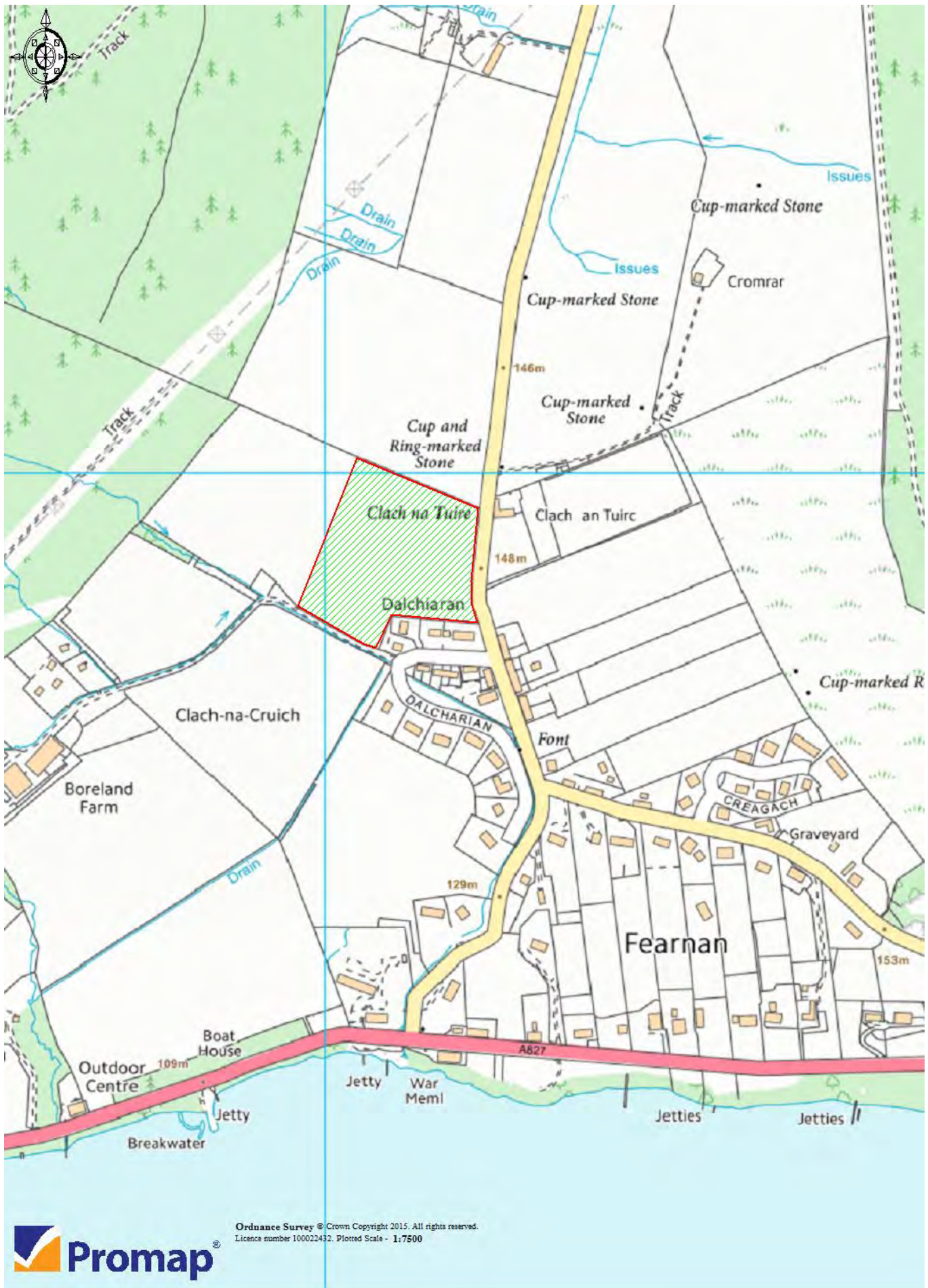
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Or alternatively by post to:

Local Development Plan Team  
Perth and Kinross Council  
Pullar House  
35 Kinnoull Street  
Perth  
PH1 5GD

The Call for Sites process will run from Tuesday 20 January 2015 for 10 weeks. Completed Submissions must be received by Tuesday 31 March 2015.

























































# Perth and Kinross Local Development Plan

## Call for Sites

20 January - 31 March 2015

This form should be used to make a submission to the call for sites process to promote a site for development or redevelopment in the Perth and Kinross Local Development Plan. This form should be used where a change to a settlement boundary is suggested but should not be used for housing sites of fewer than 5 units as the Local Development Plan does not identify sites of this scale. Requested information should be concise and to the point.

For help completing this form you are advised to read the associated [Guidance notes](#) or ring us on 01738 475300

### PART 1 APPLICANT AND SITE DETAILS

#### 1. Your Details

Name	<input type="text" value="Brent Quinn"/>
Organisation/ Community Council	<input type="text" value="Cockburn's Consultants"/>
Building No./Name	<input type="text" value="29"/>
Address	<input type="text" value="Ryehill Terrace"/>
Town/City	<input type="text" value="Edinburgh"/>
Postcode	<input type="text" value="EH6 8EN"/>
Telephone	<input type="text" value="0131 538 5353"/>
Mobile	<input type="text" value="0770897112"/>
Email	<input type="text" value="cockburnsconsultants@gmail.co"/>

#### 2. Lead Developers Details (if any)

Name	<input type="text" value="Per Agent"/>
Organisation	<input type="text" value="ED Capital"/>
Building No./Name	<input type="text" value="Per Agent"/>
Address	<input type="text" value="Per Agent"/>
Town/ City	<input type="text" value="Per Agent"/>
Postcode	<input type="text" value="Per Agent"/>
Telephone	<input type="text" value="Per Agent"/>
Mobile	<input type="text" value="Per Agent"/>
Email	<input type="text" value="Per Agent"/>

#### 3. Primary Landowner's Details (if known)

Name	<input type="text" value="Per Agent"/>	Postcode	<input type="text" value="Per Agent"/>
organisation	<input type="text" value="ED Capital"/>	Telephone	<input type="text" value="Per Agent"/>
Building No./Name	<input type="text" value="Per Agent"/>	Mobile	<input type="text" value="Per Agent"/>
Address	<input type="text" value="Per Agent"/>	Email	<input type="text" value="Per Agent"/>
Town/City	<input type="text" value=""/>		

- ☒ Please confirm, by ticking this box, that the landowner(s) has been notified that a submission is being made to the Call for Sites process relating to the land in their ownership?  
See question 33.

**4. Who is the main contact for this submission?**

- ☒ You      ☐ Developer      ☐ Land Owner  
☐ Other

**5. Site Area**

Please state the site area in either hectares or square metres:

Hectares (ha)

Square Metres (sq m)

**6. Postal Address or Location of proposed Development** (please include postcode)

Please identify the location of the site in your accompanying location plan.

See Location Plan Attached

Land to East of Boreland Farm,  
Fearnan,  
Aberfeldy,  
Perthshire  
PH15 2PG

**7. Current and Proposed Land Use**

Please describe the current designation and use of the site:

Rough agricultural land (not in use) therefore Countryside Land that lies outwith any defined Settlement Boundary.

In the current LDP, Policy RD3: Housing in the Countryside would be most applicable. Because of the scale of the proposal, it would not comply with the criteria set out for this Policy.

What land use would you like the site considered for?

Housing

## PART 2 ADDRESSING THE SELECTION CRITERIA

---

### ENHANCING PLACE

**8. Which of the strategic objectives within the Perth and Kinross Community Planning Partnership's Community Plan 2013 - 2023 does the proposal support? Select all that apply.**

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

Please explain how?

Promoting a prosperous, inclusive and sustainable economy

It is widely recognised that new housing development engenders, and is an indicator of, a thriving, expanding economy, thus complying with a key Local Outcome in respect of promoting a prosperous, inclusive and sustainable economy. The development is an exercise in physical regeneration through economic investment in the town of Fearnan.

Creating a safe and sustainable place for future generations

The proposed development would create an 'attractive, welcoming environment', in compliance with an identified Local Outcome in respect of the above.

**9. How will the proposal support local communities? How will the proposal enhance or create new local facilities?**

The developer/landowner is willing to engage with the local community to discuss their requirements and how they could be absorbed within the proposed development. For example, early stage discussions indicate that there is a shortage of provision for community facilities e.g. a local shop, restaurant, and this is something that could conceivably be delivered as part of the development.

**10. Will the proposal create any permanent employment within Perth and Kinross?**

There will of course be short and medium term employment afforded from the construction process, but it is also considered, that depending on the community discussions referred to above, there may be scope for other longer term employment opportunities.



**11. If the proposal will result in a loss of employment land, please give further details.**

N/A

**12. If the proposal supports a designated National Planning Framework national priority or a site identified in the Strategic Development Plan, please give details.**

N/A

**13. Explain how the proposal meets a potential land supply issue in the Perth and Kinross Local Development Plan.**

Please note that for housing sites we are most interested in receiving information on potential sites in the housing market areas covering Highland, Strathmore and Strathearn; there is unlikely to be a need for additional land in the Perth Housing Market Area or the Kinross Housing Market Area. For further information please see the associated Guidance Notes.

Please see attached document

**14. Is the proposed site within or next to an existing settlement area?**

☒ Yes      ☐ No

**15. Is the proposed site within the Green Belt as identified in the Perth and Kinross Local Development Plan?**

☐ Yes, go to question 16      ☒ No, go to question 17

**16. Describe what makes the proposal suitable or appropriate at a green belt location. Is a green belt location essential? If so, why?**

N/A

**17. Will the proposal affect any cultural heritage asset(s)?**

(for example, Scheduled Monuments, archaeological sites, listed buildings and or their setting, Conservation Areas, Gardens and Design Landscapes, Historical Battlefields). Please provide details of the asset(s) and of the impact (positive or negative) that the proposal will have.

No

**18. Provide details of any known previous development of the site.**

N/A

**19. Will development of this site re-use existing buildings?**

N/A

**20. Explain the compatibility of the proposal with neighbouring uses.**

On 3 of 4 sides of the proposed site, there is currently housing. The site is on a similar topographical plain to existing houses and on account of existing garden sizes, and the distances between existing and proposed properties, there are unlikely to be any amenity issues arising in respect of either existing or future residents.

In principle, therefore, the proposed land use is compatible.

**21. Explain the compatibility of the proposal with the existing character of the surrounding area.**

As part of a Masterplanning exercise in the near future, the development pattern of the area would be assessed and an architectural vernacular of the area would be identified. This would be enshrined within a Development Brief for the development, whereby the character of the surrounding area would be recognised and considered sympathetically in terms of, inter alia, densities, building heights, proportions, design features, etc.

The current definition of the settlement, at its northern point and adjacent to the site, is not particularly well defined. The layout is sporadic and the relationship between built environment and open space is confused. The use of appropriate landscaping and siting of the proposed development would strengthen the existing boundary and enhance the character of Fearnan and the adjacent area.

**22. How does the site's location promote the use of sustainable transport?**

This would be incorporated within a Green Transport Plan, which would be undertaken by a suitably qualified consultant at a later stage.

**23. Does the site make best use of solar gain? Is the site protected from prevailing winds?**

The site is south facing thus would maximise solar gain.

The site is protected from prevailing winds

**INFRASTRUCTURE CAPACITY**

**24. Is the site serviced by the following existing utilities infrastructure? Select all that apply.**

☒ Water

☒ Sewerage

☒ Electricity

☐ Gas

☒ Telecommunications/Digital

**25. Have you approached the relevant utility providers to discuss whether capacity exists within the utility network? Please give details.**

That process will be undertaken in due course

**26. Explain how the site relates to existing road and rail networks.**

The site is adjacent to the A827 and benefits from three different conceivable points of access. It is considered that each of these access points would be able to accommodate the scale of development proposed.

**27. Please provide details of any known capacity issues in the existing road and rail networks and how these can be overcome.**

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

None known at this stage.

#### SITE TECHNICAL CONSTRAINTS

**28. Do you have information that supports that the site is free from, or can be made free of any constraints?**

(For example, site stability, contamination, flood risk, overhead lines, health and safety exclusion zones)

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

The site is free from any known constraints at this juncture

**29. Please explain what effect the proposal will have on the landscape character of the area.**

The proposed development would be designed in accordance with PAN 44: Fitting New Housing Development into the Landscape. This document offers suggestions to help planners, developers and local communities achieve residential developments which are in harmony with their landscape setting.

**30. How will the development contribute to the green network?**

The proposed development would better define the urban edge of the settlement, which would in turn better define the greenspace which characterises the area.

**31. Is this site located within 2km of, or likely to have an effect on a designated Natura 2000 site?**

Please give details.

☐ Yes ☒ No

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

N/A

**32. In what way would development of the site impact on a national, regional or local designated site?**

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

N/A

## DELIVERABILITY IN THE PLAN PERIOD

**33. What is the ownership/control status of the site?** Select all that apply.

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Owned/controlled by single developer. | <input type="checkbox"/> Owned/controlled by multiple developers. |
| <input type="checkbox"/> Controlled by single owner.                      | <input type="checkbox"/> In control of multiple owners.           |
| <input type="checkbox"/> In partnership with a developer.                 | <input type="checkbox"/> In partnership with multiple developers. |
| <input type="checkbox"/> No developer involvement in the proposal.        |   |

Where there are additional developers or landowners involved please provide details.

N/A

**34. When is the development proposed to take place on the site?**

- ☒ Within 5 years of adoption of the Local Development Plan (up to 2023)
- ☐ Within 5-10 years (up to 2023 – 2028)
- ☐ Beyond 10 years (beyond 2028)

**35. Provide details to demonstrate that the site can be considered effective in terms of any housing proposals.**

(Whole, or in part to establish the suitability of the proposal in this regard).

In respect of housing, SPP sets out circumstances where a site can be considered to be 'effective' for development. In this circumstance, the site in question is free of any constraints that would otherwise preclude its development. The following 6 criteria are not known to be of any concern in this respect at the time of this submission:

Ownership; Physical Features; Contamination; Deficit Funding; Marketability; Infrastructure; and Land Use

The site can therefore be considered to be 'effective' as per the criteria set out in SPP.

## PART 3 DECLARATIONS

### Action Programme

- ☒ I, the promoter/agent confirm that if my site is successful in the Call for Sites process and promoted within the Local Development Plan I will provide the Council with information as required to allow the Council to fulfill its duties to prepare Action Programmes.

### Further Information

- ☒ I, the promoter/agent confirm I am aware that as part of the Local Development Plan process I may be required to provide further information in the form of studies/investigations or other documentation prepared by suitably qualified professionals to support the information I have provided on this form and/or to establish the suitability of the site for development or redevelopment in line with the proposed use.



- ☒ I, the promoter/agent accept that details of this proposal may be publicised as part of consultation on this and future phases of the preparation of the local Development Plan.

**Signature**

- ☒ I, the promoter/agent certify that this is a submission for the Call for Sites process as part of Perth and Kinross Local Development Plan. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge (for electronic submissions, please confirm your statement by ticking the box instead of providing signature).

**Signature:**

**Name:**

**Date:**

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.

**36. How did you find out about the call for sites process?** optional question.

- ☒ Councils website
- ☐ Notice in Newspaper, could you tell us which one below?
- ☐ PKC Development Plan Scheme
- ☐ Telephone enquiry to Council
- ☐ Email enquiry to Council
- ☐ Social Media (e.g. Twitter, Facebook)
- ☐ Other, could you tell us how below?

Further information

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Completed Submission forms and location plans should be addressed to  
[developmentplan@pkc.gov.uk](mailto:developmentplan@pkc.gov.uk)

Or alternatively by post to:

Local Development Plan Team  
Perth and Kinross Council  
Pullar House  
35 Kinnoull Street  
Perth  
PH1 5GD

The Call for Sites process will run from Tuesday 20 January 2015 for 10 weeks. Completed Submissions must be received by Tuesday 31 March 2015.























































# Perth and Kinross Local Development Plan

## Call for Sites

20 January - 31 March 2015

This form should be used to make a submission to the call for sites process to promote a site for development or redevelopment in the Perth and Kinross Local Development Plan. This form should be used where a change to a settlement boundary is suggested but should not be used for housing sites of fewer than 5 units as the Local Development Plan does not identify sites of this scale. Requested information should be concise and to the point.

For help completing this form you are advised to read the associated [Guidance notes](#) or ring us on 01738 475300

### PART 1 APPLICANT AND SITE DETAILS

#### 1. Your Details

Name	<input type="text" value="Ewan Maclean"/>
Organisation/ Community Council	<input type="text" value="Emac Planning LLP"/>
Building No./Name	<input type="text" value="Ballinard House"/>
Address	<input type="text" value="3 Davidson Street&lt;br/&gt;Broughty Ferry"/>
Town/City	<input type="text" value="Dundee"/>
Postcode	<input type="text" value="DD5 3AS"/>
Telephone	<input type="text" value="01382 738822"/>
Mobile	<input type="text" value="07860 968006"/>
Email	<input type="text" value="ewan@emacplanning.co.uk"/>

#### 2. Lead Developers Details (if any)

Name	<input type="text" value="John Stephen"/>
Organisation	<input type="text" value="A &amp; J Stephen (Builders) Limited"/>
Building No./Name	<input type="text" value="Stephen House"/>
Address	<input type="text" value="Edinburgh Road"/>
Town/ City	<input type="text" value="Perth"/>
Postcode	<input type="text" value="PH2 8BS"/>
Telephone	<input type="text" value="01738 620721"/>
Mobile	<input type="text"/>
Email	<input type="text"/>

#### 3. Primary Landowner's Details (if known)

Name	<input type="text"/>	Postcode	<input type="text"/>
organisation	<input type="text"/>	Telephone	<input type="text"/>
Building No./Name	<input type="text"/>	Mobile	<input type="text"/>
Address	<input type="text"/>	Email	<input type="text"/>
Town/City	<input type="text"/>		

- ☒ Please confirm, by ticking this box, that the landowner(s) has been notified that a submission is being made to the Call for Sites process relating to the land in their ownership?  
See question 33.

**4. Who is the main contact for this submission?**

☒ You ☐ Developer ☐ Land Owner

☐ Other

**5. Site Area**

Please state the site area in either hectares or square metres:

Hectares (ha)

6.0

Square Metres (sq m)

**6. Postal Address or Location of proposed Development** (please include postcode)

Please identify the location of the site in your accompanying location plan.

Land to West of Shoreside Home  
Development, A827, Fearnan.

**7. Current and Proposed Land Use**

Please describe the current designation and use of the site:

Agriculture.

What land use would you like the site considered for?

Proposed for individual house plots with opportunity for home working and access to foreshore.



## PART 2 ADDRESSING THE SELECTION CRITERIA

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### ENHANCING PLACE

**8. Which of the strategic objectives within the Perth and Kinross Community Planning Partnership's Community Plan 2013 - 2023 does the proposal support?** Select all that apply.

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

Please explain how?

This site was previously considered and included within the LDP Main Issues Report as being capable of some level of development although the Proposed Plan allocation was directed to another site. That site was subsequently rejected by the Examination Reporter and excluded from the Adopted Plan. Fearnan therefore has no appropriate residential proposals and we continue to consider that this site represents the most logical direction for appropriate and deliverable settlement extension.

**9. How will the proposal support local communities? How will the proposal enhance or create new local facilities?**

By helping to maintain local services in the surrounding area.

**10. Will the proposal create any permanent employment within Perth and Kinross?**

Yes through inward migration and / or movement in the local housing market.

**11. If the proposal will result in a loss of employment land, please give further details.**

N.A.

**12. If the proposal supports a designated National Planning Framework national priority or a site identified in the Strategic Development Plan, please give details.**

TAYPlan states that LDP's may also provide for some development in settlements that are not defined as principal settlements, which Fearnan is clearly not, where this can be accommodated and supported by the settlement and in rural areas if such development meets local needs. There are no other appropriate sites in Fearnan to meet local needs.

**13. Explain how the proposal meets a potential land supply issue in the Perth and Kinross Local Development Plan.**

Please note that for housing sites we are most interested in receiving information on potential sites in the housing market areas covering Highland, Strathmore and Strathearn; there is unlikely to be a need for additional land in the Perth Housing Market Area or the Kinross Housing Market Area. For further information please see the associated Guidance Notes.

Fearnan lies within the Highland area and the subject land presents the most logical opportunity for settlement growth.

**14. Is the proposed site within or next to an existing settlement area?**

☒ Yes      ☐ No

**15. Is the proposed site within the Green Belt as identified in the Perth and Kinross Local Development Plan?**

☐ Yes, go to question 16      ☒ No, go to question 17

**16. Describe what makes the proposal suitable or appropriate at a green belt location. Is a green belt location essential? If so, why?**

**17. Will the proposal affect any cultural heritage asset(s)?**

(for example, Scheduled Monuments, archaeological sites, listed buildings and or their setting, Conservation Areas, Gardens and Design Landscapes, Historical Battlefields). Please provide details of the asset(s) and of the impact (positive or negative) that the proposal will have.

There are no known sites of archaeological significance nor any impact on any Scheduled Ancient Monument. There are defining tree belts on the northern, southern and western boundaries. Directly to the south of the shore road is Loch Tay which is an SAC therefore any potential impacts would be evaluated and mitigated. None are envisaged.

**18. Provide details of any known previous development of the site.**

None known.

**19. Will development of this site re-use existing buildings?**

No.

**20. Explain the compatibility of the proposal with neighbouring uses.**

The site directly abuts the western edge of the Fearnan settlement boundary and a single house and strongly defined tree belt defines the site's western boundary. A maturing tree belt defines the northern boundary and directly to the south lies a more mature tree belt, the A827 and the northern shore of Loch Tay.

**21. Explain the compatibility of the proposal with the existing character of the surrounding area.**

6.0 ha of relatively flat then rising (north) grazing ground with semi-mature tree belt on its southern boundary and a more recently planted tree belt defining its northern boundary. Immediate neighbouring land uses include the recently developed and under construction residential holiday accommodation at the former Tigh An Loan Hotel to the east; a single house to the west; fields to the north and the Lochside road to the south.

**22. How does the site's location promote the use of sustainable transport?**

Incorporating the opportunity to work from home allows a suitable reduction in traffic movements. The site also lies on the A827 bus route which provides the 91, 891 and 893 services to Aberfeldy and Perth to the East and to Killin and Glasgow to the West. The bus stops and local facilities are within easy walking distance of the site. New footways can also be created along the site frontage to link into the footway directly to the east.

**23. Does the site make best use of solar gain? Is the site protected from prevailing winds?**

Yes, south facing site, protected from prevailing westerly winds by the existing wooded area directly to the west and by the tree planting on the northern boundary.

**INFRASTRUCTURE CAPACITY**

**24. Is the site serviced by the following existing utilities infrastructure? Select all that apply.**

☒ Water

☒ Sewerage

☒ Electricity

☐ Gas

☒ Telecommunications/Digital

**25. Have you approached the relevant utility providers to discuss whether capacity exists within the utility network? Please give details.**

All services available.

**26. Explain how the site relates to existing road and rail networks.**

The site lies on the A827 bus route which provides the 91, 891 and 893 services to Aberfeldy and Perth to the East and to Killin and Glasgow to the West. The bus stops and local facilities are within easy walking distance of the site. New footways can also be created along the site frontage to link into the footway directly to the east.

**27. Please provide details of any known capacity issues in the existing road and rail networks and how these can be overcome.**

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

Vehicular access will be facilitated from a point of entry at the eastern end of the site's frontage.

#### SITE TECHNICAL CONSTRAINTS

**28. Do you have information that supports that the site is free from, or can be made free of any constraints?**

(For example, site stability, contamination, flood risk, overhead lines, health and safety exclusion zones)

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

All service connections are available and it is not anticipated that there will be any abnormal issues over and above normal servicing requirements.

SAFEGUARD GREEN INFRASTRUCTURE

**29. Please explain what effect the proposal will have on the landscape character of the area.**

The site is adjacent to and partially visible from the A827, but only when driving west although development of the site would complete the form of the settlement by creating a visually contained western expansion. The site rises to the north although the tree belt contains development.

**30. How will the development contribute to the green network?**

The exiting perimeter tree belts will form green corridors which link the village with the countryside beyond.

**31. Is this site located within 2km of, or likely to have an effect on a designated Natura 2000 site?**

Please give details.

☒ Yes ☐ No

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

Located close to SAC but no impacts envisaged.

**32. In what way would development of the site impact on a national, regional or local designated site?**

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

No impact.

## DELIVERABILITY IN THE PLAN PERIOD

**33. What is the ownership/control status of the site?** Select all that apply.

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Owned/controlled by single developer. | <input type="checkbox"/> Owned/controlled by multiple developers. |
| <input type="checkbox"/> Controlled by single owner.                      | <input type="checkbox"/> In control of multiple owners.           |
| <input type="checkbox"/> In partnership with a developer.                 | <input type="checkbox"/> In partnership with multiple developers. |
| <input type="checkbox"/> No developer involvement in the proposal.        |   |

Where there are additional developers or landowners involved please provide details.

**34. When is the development proposed to take place on the site?**

- ☒ Within 5 years of adoption of the Local Development Plan (up to 2023)
- ☐ Within 5-10 years (up to 2023 – 2028)
- ☐ Beyond 10 years (beyond 2028)

**35. Provide details to demonstrate that the site can be considered effective in terms of any housing proposals.**

(Whole, or in part to establish the suitability of the proposal in this regard).

No physical or technical constraints to development; marketable location; owned by a single local developer with intent to progress subject to planning permission; no other competing housing allocations within Fearnan.

It is also material to note that in the previous Proposed LDP, PKC identified site H41 for 20 units to the north of the settlement which aroused a considerable number of objections. When deleting the site, the Reporter noted it was on a plateau at the northern end of the village with an open aspect to the north and west. He also noted that a housing development on that site would bear little relation to the existing character and form of the settlement which is characterised by long narrow rigs. Furthermore, the site was not available for development.

It therefore makes sense to allocate a site which does relate to the settlement both in proximity and form, has a history of favourable consideration through the MIR, is at a more appropriate scale, can be developed in the style of long rigs and of course is deliverable.

## PART 3 DECLARATIONS

### Action Programme

- ☒ I, the promoter/agent confirm that if my site is successful in the Call for Sites process and promoted within the Local Development Plan I will provide the Council with information as required to allow the Council to fulfill its duties to prepare Action Programmes.

### Further Information

- ☒ I, the promoter/agent confirm I am aware that as part of the Local Development Plan process I may be required to provide further information in the form of studies/investigations or other documentation prepared by suitably qualified professionals to support the information I have provided on this form and/or to establish the suitability of the site for development or redevelopment in line with the proposed use.



- ☒ I, the promoter/agent accept that details of this proposal may be publicised as part of consultation on this and future phases of the preparation of the local Development Plan.

**Signature**

- ☒ I, the promoter/agent certify that this is a submission for the Call for Sites process as part of Perth and Kinross Local Development Plan. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge (for electronic submissions, please confirm your statement by ticking the box instead of providing signature).

**Signature:**

**Name:**

**Date:**

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.

**36. How did you find out about the call for sites process?** optional question.

- ☒ Councils website
- ☐ Notice in Newspaper, could you tell us which one below?
- ☐ PKC Development Plan Scheme
- ☐ Telephone enquiry to Council
- ☐ Email enquiry to Council
- ☐ Social Media (e.g. Twitter, Facebook)
- ☐ Other, could you tell us how below?

Further information

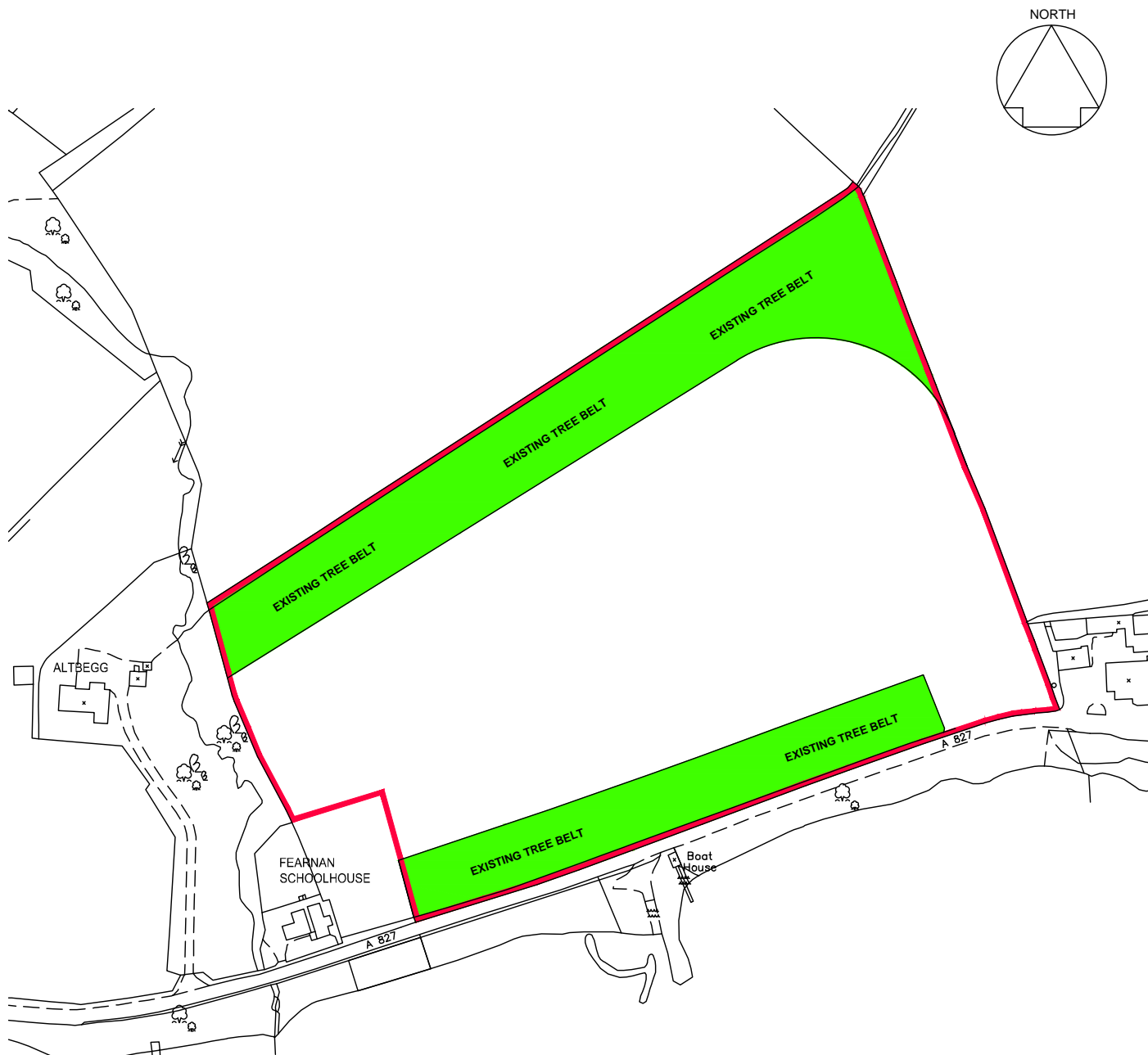
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Or alternatively by post to:

Local Development Plan Team  
Perth and Kinross Council  
Pullar House  
35 Kinnoull Street  
Perth  
PH1 5GD

The Call for Sites process will run from Tuesday 20 January 2015 for 10 weeks. Completed Submissions must be received by Tuesday 31 March 2015.



0 10 20 30 40 50 60 70 80 90 100 metres

SCALE 1:2500

No	Date	Revision	By
<b>S</b> <b>A &amp; J Stephen Ltd</b> Stephen House, Edinburgh Road, Perth PH2 8BS Telephone 01738 620721			
Project	LAND ADJACENT TO FEARNAN SCHOOL HOUSE, ABERFELDY		
Title	LAND AT FEARNAN		
Drawn	M.MacD.	Date	19/03/2015
Scale	1:2500 @ A4		
House type	-		
Drg no	<b>S8130_5</b>		Rev -



# Perth and Kinross Local Development Plan

## Call for Sites

20 January - 31 March 2015

This form should be used to make a submission to the call for sites process to promote a site for development or redevelopment in the Perth and Kinross Local Development Plan. This form should be used where a change to a settlement boundary is suggested but should not be used for housing sites of fewer than 5 units as the Local Development Plan does not identify sites of this scale. Requested information should be concise and to the point.

For help completing this form you are advised to read the associated [Guidance notes](#) or ring us on 01738 475300

### PART 1 APPLICANT AND SITE DETAILS

---

#### 1. Your Details

Name	<input type="text" value="C. Newton"/>
Organisation/ Community Council	<input type="text" value="Bell Ingram"/>
Building No./Name	<input type="text" value="Durn"/>
Address	<input type="text" value="Isla Road"/>
Town/City	<input type="text" value="Perth"/>
Postcode	<input type="text" value="PH2 7HF"/>
Telephone	<input type="text" value="01738 621 121"/>
Mobile	<input type="text"/>
Email	<input type="text" value="catherine.newton@bellingham.co.uk"/>

#### 2. Lead Developers Details (if any)

Name	<input type="text"/>
Organisation	<input type="text"/>
Building No./Name	<input type="text"/>
Address	<input type="text"/>
Town/ City	<input type="text"/>
Postcode	<input type="text"/>
Telephone	<input type="text"/>
Mobile	<input type="text"/>
Email	<input type="text"/>

#### 3. Primary Landowner's Details (if known)

Name	<input type="text" value="Forestry Commission Scotland"/>	Postcode	<input type="text"/>
organisation	<input type="text" value="C/o Bell Ingram"/>	Telephone	<input type="text"/>
Building No./Name	<input type="text"/>	Mobile	<input type="text"/>
Address	<input type="text"/>	Email	<input type="text"/>
Town/City	<input type="text"/>		

- ☒ Please confirm, by ticking this box, that the landowner(s) has been notified that a submission is being made to the Call for Sites process relating to the land in their ownership?  
See question 33.

**4. Who is the main contact for this submission?**

- ☐ You      ☐ Developer      ☐ Land Owner  
☐ Other

**5. Site Area**

Please state the site area in either hectares or square metres:

Hectares (ha)

Square Metres (sq m)

**6. Postal Address or Location of proposed Development** (please include postcode)

Please identify the location of the site in your accompanying location plan.

Land at Forestry Commission Scotland  
Depot, Inver.  
Grid ref: N0017 422

**7. Current and Proposed Land Use**

Please describe the current designation and use of the site:

Partly used for Forestry Commission Scotland depot. Part existing woodland. Forestry Commission Scotland is seeking to retain the employment use designation and allocation which is in the Adopted LDP 2013.

What land use would you like the site considered for?

General employment use.

## PART 2 ADDRESSING THE SELECTION CRITERIA

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### ENHANCING PLACE

**8. Which of the strategic objectives within the Perth and Kinross Community Planning Partnership's Community Plan 2013 - 2023 does the proposal support? Select all that apply.**

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

Please explain how?

The retention and expansion of employment land would provide opportunities for sustainable economic growth provide rural jobs opportunities in an accessible location.

**9. How will the proposal support local communities? How will the proposal enhance or create new local facilities?**

The retention of the allocation for general employment uses provides the opportunity for new rural jobs which would support the local community.

**10. Will the proposal create any permanent employment within Perth and Kinross?**

Permanent jobs would be created by any new development on the site.

**11. If the proposal will result in a loss of employment land, please give further details.**

No.

**12. If the proposal supports a designated National Planning Framework national priority or a site identified in the Strategic Development Plan, please give details.**

N/A

**13. Explain how the proposal meets a potential land supply issue in the Perth and Kinross Local Development Plan.**

Please note that for housing sites we are most interested in receiving information on potential sites in the housing market areas covering Highland, Strathmore and Strathearn; there is unlikely to be a need for additional land in the Perth Housing Market Area or the Kinross Housing Market Area. For further information please see the associated Guidance Notes.

N/A

**14. Is the proposed site within or next to an existing settlement area?**

☐ Yes      ☐ No

**15. Is the proposed site within the Green Belt as identified in the Perth and Kinross Local Development Plan?**

☐ Yes, go to question 16      ☐ No, go to question 17

**16. Describe what makes the proposal suitable or appropriate at a green belt location. Is a green belt location essential? If so, why?**

**17. Will the proposal affect any cultural heritage asset(s)?**

(for example, Scheduled Monuments, archaeological sites, listed buildings and or their setting, Conservation Areas, Gardens and Design Landscapes, Historical Battlefields). Please provide details of the asset(s) and of the impact (positive or negative) that the proposal will have.

No

**18. Provide details of any known previous development of the site.**

FCS depot.

**19. Will development of this site re-use existing buildings?**

No.



**20. Explain the compatibility of the proposal with neighbouring uses.**

There is a mixture of housing, tourism and employment uses in the settlement which is well established and will remain compatible.

**21. Explain the compatibility of the proposal with the existing character of the surrounding area.**

See above.

**22. How does the site's location promote the use of sustainable transport?**

The site is adjacent to the A9 and is therefore in an accessible location with access to public transport.

**23. Does the site make best use of solar gain? Is the site protected from prevailing winds?**

The site faces south and would benefit from solar gain.

**INFRASTRUCTURE CAPACITY**

**24. Is the site serviced by the following existing utilities infrastructure? Select all that apply.**

☒ Water

☒ Sewerage

☒ Electricity

☐ Gas

☒ Telecommunications/Digital

**25. Have you approached the relevant utility providers to discuss whether capacity exists within the utility network? Please give details.**

No

**26. Explain how the site relates to existing road and rail networks.**

Adjacent to the A9.

**27. Please provide details of any known capacity issues in the existing road and rail networks and how these can be overcome.**

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

Not known.

#### SITE TECHNICAL CONSTRAINTS

**28. Do you have information that supports that the site is free from, or can be made free of any constraints?**

(For example, site stability, contamination, flood risk, overhead lines, health and safety exclusion zones)

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

The site is shown on the SEPA flood map as being at medium to high risk of flood and a flood risk assessment would be required in support of any proposals.

SAFEGUARD GREEN INFRASTRUCTURE

**29. Please explain what effect the proposal will have on the landscape character of the area.**

The landscape character would be maintained by retaining trees on the boundary of the site and providing additional landscaping where appropriate.

**30. How will the development contribute to the green network?**

Potentially.

**31. Is this site located within 2km of, or likely to have an effect on a designated Natura 2000 site?**

Please give details.

☐ Yes ☐ No

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

River Tay SAC.

**32. In what way would development of the site impact on a national, regional or local designated site?**

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

Not known.

## DELIVERABILITY IN THE PLAN PERIOD

**33. What is the ownership/control status of the site?** Select all that apply.

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Owned/controlled by single developer. | <input type="checkbox"/> Owned/controlled by multiple developers. |
| <input type="checkbox"/> Controlled by single owner.                      | <input type="checkbox"/> In control of multiple owners.           |
| <input type="checkbox"/> In partnership with a developer.                 | <input type="checkbox"/> In partnership with multiple developers. |
| <input type="checkbox"/> No developer involvement in the proposal.        |   |

Where there are additional developers or landowners involved please provide details.

**34. When is the development proposed to take place on the site?**

- ☐ Within 5 years of adoption of the Local Development Plan (up to 2023)
- ☐ Within 5-10 years (up to 2023 – 2028)
- ☐ Beyond 10 years (beyond 2028)

**35. Provide details to demonstrate that the site can be considered effective in terms of any housing proposals.**  
(Whole, or in part to establish the suitability of the proposal in this regard).

N/A

## PART 3 DECLARATIONS

---

### Action Programme

- ☒ I, the promoter/agent confirm that if my site is successful in the Call for Sites process and promoted within the Local Development Plan I will provide the Council with information as required to allow the Council to fulfill its duties to prepare Action Programmes.

### Further Information

- ☒ I, the promoter/agent confirm I am aware that as part of the Local Development Plan process I may be required to provide further information in the form of studies/investigations or other documentation prepared by suitably qualified professionals to support the information I have provided on this form and/or to establish the suitability of the site for development or redevelopment in line with the proposed use.

- ☒ I, the promoter/agent accept that details of this proposal may be publicised as part of consultation on this and future phases of the preparation of the local Development Plan.

**Signature**

- ☒ I, the promoter/agent certify that this is a submission for the Call for Sites process as part of Perth and Kinross Local Development Plan. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge (for electronic submissions, please confirm your statement by ticking the box instead of providing signature).

**Signature:**

**Name:**

**Date:**

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.

**36. How did you find out about the call for sites process?** optional question.

- ☐ Councils website
- ☐ Notice in Newspaper, could you tell us which one below?
- ☐ PKC Development Plan Scheme
- ☐ Telephone enquiry to Council
- ☐ Email enquiry to Council
- ☐ Social Media (e.g. Twitter, Facebook)
- ☒ Other, could you tell us how below?

Further information

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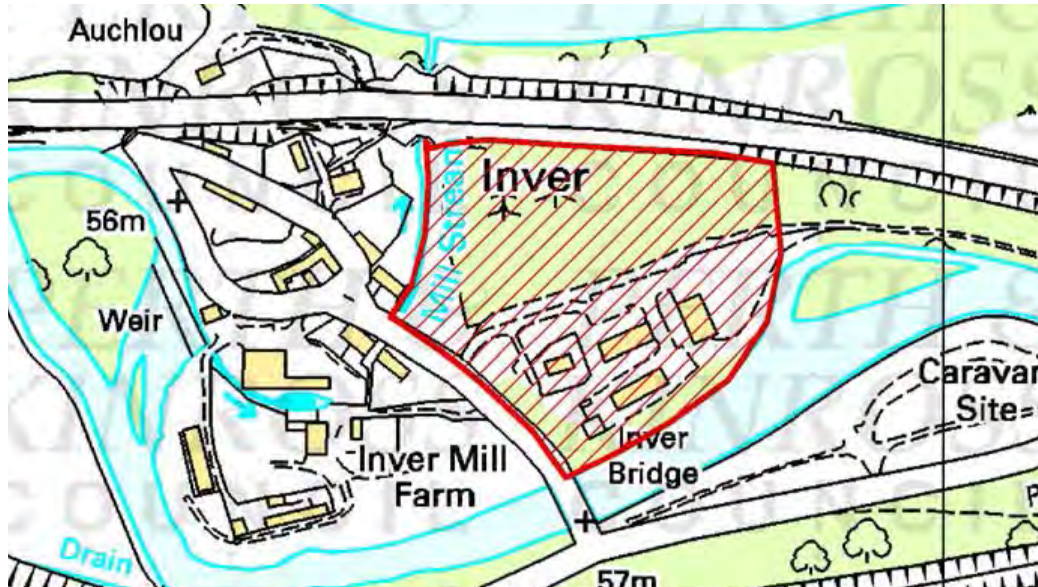
Completed Submission forms and location plans should be addressed to  
[developmentplan@pkc.gov.uk](mailto:developmentplan@pkc.gov.uk)

Or alternatively by post to:

Local Development Plan Team  
Perth and Kinross Council  
Pullar House  
35 Kinnoull Street  
Perth  
PH1 5GD

The Call for Sites process will run from Tuesday 20 January 2015 for 10 weeks. Completed Submissions must be received by Tuesday 31 March 2015.

## SITE 2: INVER N.B. AS EXISTING ALLOCATION



Site Details	
<b>Site Address:</b>	Land at Inver FCs depot
<b>Site Size (hectares):</b>	3
<b>Grid Reference:</b>	N0 017 422
<b>Site Description:</b>	Woodlands
<b>Existing Use:</b>	Part FCS depot
<b>Proposed Use:</b>	rural business campus allocated in LDP
<b>Planning History:</b>	None
<b>Access and Services:</b>	Direct road access and utilities available
Environmental Info	
<b>Core Paths and Recreation:</b>	None
<b>Watercourses and flooding:</b>	None
<b>Trees and Woodland:</b>	None



# Perth and Kinross Local Development Plan

## Call for Sites

20 January - 31 March 2015

This form should be used to make a submission to the call for sites process to promote a site for development or redevelopment in the Perth and Kinross Local Development Plan. This form should be used where a change to a settlement boundary is suggested but should not be used for housing sites of fewer than 5 units as the Local Development Plan does not identify sites of this scale. Requested information should be concise and to the point.

For help completing this form you are advised to read the associated [Guidance notes](#) or ring us on 01738 475300

### PART 1 APPLICANT AND SITE DETAILS

#### 1. Your Details

Name	<input type="text" value="Mr. Robert Patrick"/>
Organisation/ Community Council	<input type="text" value="CKD Galbraith LLP"/>
Building No./Name	<input type="text" value="Lyndoch House"/>
Address	<input type="text" value="Barossa Place"/>
Town/City	<input type="text" value="Perth"/>
Postcode	<input type="text" value="PH1 5EP"/>
Telephone	<input type="text" value="01738 456 078"/>
Mobile	<input type="text" value="07717 788 683"/>
Email	<input type="text" value="robert.patrick@ckdgalbraith.co.uk"/>

#### 2. Lead Developers Details (if any)

Name	<input type="text"/>
Organisation	<input type="text"/>
Building No./Name	<input type="text"/>
Address	<input type="text"/>
Town/ City	<input type="text"/>
Postcode	<input type="text"/>
Telephone	<input type="text"/>
Mobile	<input type="text"/>
Email	<input type="text"/>

#### 3. Primary Landowner's Details (if known)

Name	<input type="text" value="Christine Thomson"/>	Postcode	<input type="text" value=""/>
organisation	<input type="text"/>	Telephone	<input type="text"/>
Building No./Name	<input type="text"/>	Mobile	<input type="text"/>
Address	<input type="text"/>	Email	<input type="text"/>
Town/City	<input type="text"/>		

- ☒ Please confirm, by ticking this box, that the landowner(s) has been notified that a submission is being made to the Call for Sites process relating to the land in their ownership?  
See question 33.

**4. Who is the main contact for this submission?**

- ☒ You      ☐ Developer      ☐ Land Owner  
☐ Other

**5. Site Area**

Please state the site area in either hectares or square metres:

Hectares (ha)

Square Metres (sq m)

**6. Postal Address or Location of proposed Development** (please include postcode)

Please identify the location of the site in your accompanying location plan.

Land to south west of Little Ballinluig

**7. Current and Proposed Land Use**

Please describe the current designation and use of the site:

Open unused ground (former quarry).

What land use would you like the site considered for?

Expansion of settlement boundary to allow possible future residential use.



## PART 2 ADDRESSING THE SELECTION CRITERIA

---

### ENHANCING PLACE

**8. Which of the strategic objectives within the Perth and Kinross Community Planning Partnership's Community Plan 2013 - 2023 does the proposal support?** Select all that apply.

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

Please explain how?

The proposals are in a highly sustainable location with local public transport links within walking distance of the site. The current plan seeks to reduce the need to travel by ensuring that most growth takes place in or close to existing settlements. This site meets these requirements.

The adopted LDP notes that the settlement boundary of Little Ballinluig has recently been expanded to accommodate further residential housing to the east of the village, which is currently under construction. By amending the settlement boundary to include the proposal site, this identifies a deliverable site for a limited amount of new housing within the village, which will help meet local housing demand as well as increasing the range and choice of housing available locally, whilst also creating an opportunity to significantly improve the landscape quality of the existing site. This site meets the above strategic objectives.

**9. How will the proposal support local communities? How will the proposal enhance or create new local facilities?**

It is anticipated that developer contributions would be required towards improving the existing access road to the proposed site. The landscape of this site, a former quarry (now disused) will be improved and enhanced through careful siting and landscaping of the site which will allow it to integrate better with the surrounding countryside. The adopted LDP states that 'windfall or small sites can play an important role in sustaining villages outwith the main settlements whilst retaining the character of each settlement and the high value of natural environment within the area'. This proposal will help sustain the village and improve the natural environment and as such should be supported.

**10. Will the proposal create any permanent employment within Perth and Kinross?**

N/A.

**11. If the proposal will result in a loss of employment land, please give further details.**

N/A.

**12. If the proposal supports a designated National Planning Framework national priority or a site identified in the Strategic Development Plan, please give details.**

n/a

**13. Explain how the proposal meets a potential land supply issue in the Perth and Kinross Local Development Plan.**

Please note that for housing sites we are most interested in receiving information on potential sites in the housing market areas covering Highland, Strathmore and Strathearn; there is unlikely to be a need for additional land in the Perth Housing Market Area or the Kinross Housing Market Area. For further information please see the associated Guidance Notes.

It is acknowledged that the majority of requirements of the spatial strategy will be met by larger residential allocations. It is also acknowledged that preference has been stated for sites to be put forward in Highland, Strathmore and Strathearn. Little Balinluig lies within Highland Perthshire and this site provides the opportunity to contribute immediately to the spatial strategy, whilst offering a distinctly differing character of residential site which could positively contribute to the overall diversity of landholdings identified to satisfy the demand predicted within the next five years in terms of residential growth.

TAYplan states that Local Development Plans shall allocate sufficient land to ensure a generous supply of effective housing sites and to provide for flexibility and choice' and also to 'ensure that the mix of housing type, size and tenure meets the needs and aspirations of a range of different households throughout their lives'. Many larger housing sites have lengthy delivery timeframes, and current build rates are substantially below the levels of identified need and demand. It is anticipated that this site could be delivered in a relatively short timespan.

The proposal site is outwith, but adjacent to, the existing settlement boundary of Little Ballinluig. Policy PM4 of the adopted LDP states that for settlements which have a settlement boundary, development will not be permitted for sites except where those sites are located within the defined settlement boundary. Due to the nature of the site, a former quarry (now disused) and its location (adjacent to the settlement boundary) it is considered reasonable that the settlement boundary be adjusted to include this site to allow residential use and to significantly improve the landscape character of the site.

The site is therefore within an area where further allocation should be supported.

**14. Is the proposed site within or next to an existing settlement area?**

☒ Yes ☐ No

**15. Is the proposed site within the Green Belt as identified in the Perth and Kinross Local Development Plan?**

☐ Yes, go to question 16 ☒ No, go to question 17

**16. Describe what makes the proposal suitable or appropriate at a green belt location. Is a green belt location essential? If so, why?**

N/A.

**17. Will the proposal affect any cultural heritage asset(s)?**

(for example, Scheduled Monuments, archaeological sites, listed buildings and or their setting, Conservation Areas, Gardens and Design Landscapes, Historical Battlefields). Please provide details of the asset(s) and of the impact (positive or negative) that the proposal will have.

The proposal site does not include any cultural heritage assets.

**18. Provide details of any known previous development of the site.**

The site was previously quarried, and as such, should be treated as a brownfield site. Policy RD3 of the current adopted local plan states that the Council will support proposals for the erection of single houses and groups of houses where the site proposed makes use of development on rural brownfield land. The adopted LDP also acknowledges that Scottish government guidance and good planning practice encourage new development to utilise brownfield land where possible, but that brownfield sites are extremely limited in Perth and Kinross.

As the proposal site adjoins the existing settlement boundary, it is considered reasonable that the settlement boundary be adjusted to include this site to allow residential use and to significantly improve the landscape character of the site.

Our client would be happy to submit a more detailed technical site appraisal as part of a detailed application.

**19. Will development of this site re-use existing buildings?**

N/A - no existing buildings.

**20. Explain the compatibility of the proposal with neighbouring uses.**

The neighbouring uses are primarily residential and it is considered the proposal is in keeping with this use.

**21. Explain the compatibility of the proposal with the existing character of the surrounding area.**

There are surrounding residential areas and the site would be in keeping with those. It is felt that sensitively designed and scaled dwellings would be complimentary in this location, would integrate with the established building character of the village, and a proposal in this location also presents an opportunity to significantly improve the current landscape quality of the site.

**22. How does the site's location promote the use of sustainable transport?**

Little Ballinluig is served by a bus service which links the village with Pitlochry and Aberfeldy. As mentioned, Pitlochry is approximately 10 miles by road and has a train station which provides direct links to Edinburgh, Glasgow, Perth, Stirling and Inverness. The site is therefore considered to be in a sustainable location.

Existing pedestrian and cycle routes link the village to Aberfeldy, allowing further sustainable options for transport.

**23. Does the site make best use of solar gain? Is the site protected from prevailing winds?**

Appropriate landscaping and siting and orientation of buildings will be key in maximising opportunities for solar gain and minimising impacts of prevailing winds.

**INFRASTRUCTURE CAPACITY**

**24. Is the site serviced by the following existing utilities infrastructure? Select all that apply.**

☐ Water

☐ Sewerage

☐ Electricity

☐ Gas

☐ Telecommunications/Digital

**25. Have you approached the relevant utility providers to discuss whether capacity exists within the utility network? Please give details.**

A detailed site assessment has not been carried out. However, it is understood that all services are available locally and would be capable of extension to serve the site.

**26. Explain how the site relates to existing road and rail networks.**

Access to the site is currently gained by leaving the A827 and turning onto an un-adopted road from Aultbeag Road. Pitlochry train station is approximately 10 miles by road and provides rail links to Edinburgh, Glasgow, Perth, Stirling and Inverness.

**27. Please provide details of any known capacity issues in the existing road and rail networks and how these can be overcome.**

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

It is not considered that this proposal would generate a significant increase in traffic. It is anticipated that improvements to the current access road would be required.

#### SITE TECHNICAL CONSTRAINTS

**28. Do you have information that supports that the site is free from, or can be made free of any constraints?**

(For example, site stability, contamination, flood risk, overhead lines, health and safety exclusion zones)

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

Our client would be happy to submit a more detailed technical site appraisal as part of a detailed application.

**29. Please explain what effect the proposal will have on the landscape character of the area.**

As mentioned, it is felt that careful development in this location will offer an opportunity to significantly improve the landscape character of the site and the surrounding area. The site is slightly elevated above the main village and key features would include its views north across the Tay valley. It is considered that carefully sited dwellings and landscaping in this location would fit in with the existing building pattern exhibited locally - the village has a number of other properties similarly situated on higher ground to the south, and as such, the landscape is considered sufficiently robust to accommodate this proposal. A landscape character assessment can be provided as part of a more detailed application.

**30. How will the development contribute to the green network?**

Policy NE4 of the adopted LDP requires all new development to contribute to the creation, protection, enhancement and management of green infrastructure. The current site exhibits visible signs of its previous use (quarrying) and at present is a poor quality gateway between the village and surrounding countryside. It is considered that sensitive development in this location provides an opportunity to significantly improve the landscape quality and to create better quality linkages between the built environment of the village and the surrounding countryside.

**31. Is this site located within 2km of, or likely to have an effect on a designated Natura 2000 site?**

Please give details.

☐ Yes      ☒ No

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

**32. In what way would development of the site impact on a national, regional or local designated site?**

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

Little Ballinluig lies within the River Tay catchment area. Policy EP15 of the adopted LDP sets out the policy for development in this area and this would be recognised and adhered to accordingly if development is supported in this location.

DELIVERABILITY IN THE PLAN PERIOD

**33. What is the ownership/control status of the site?** Select all that apply.

- |  |   |
|--|---|
| <input type="checkbox"/> Owned/controlled by single developer.     | <input type="checkbox"/> Owned/controlled by multiple developers. |
| <input checked="" type="checkbox"/> Controlled by single owner.    | <input type="checkbox"/> In control of multiple owners.           |
| <input type="checkbox"/> In partnership with a developer.          | <input type="checkbox"/> In partnership with multiple developers. |
| <input type="checkbox"/> No developer involvement in the proposal. |   |

Where there are additional developers or landowners involved please provide details.

N/A.

**34. When is the development proposed to take place on the site?**

- ☒ Within 5 years of adoption of the Local Development Plan (up to 2023)
- ☐ Within 5-10 years (up to 2023 – 2028)
- ☐ Beyond 10 years (beyond 2028)

**35. Provide details to demonstrate that the site can be considered effective in terms of any housing proposals.**

(Whole, or in part to establish the suitability of the proposal in this regard).

This site is within Highland Perthshire and provides the opportunity to contribute immediately to the housing land requirement. TAYplan states that 'Local Development Plans shall allocate sufficient land to ensure a generous supply of effective housing sites and to provide for flexibility and choice' and also to 'ensure that the mix of housing type, size and tenure meets the needs and aspirations of a range of different households throughout their lives'.

## PART 3 DECLARATIONS

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### Action Programme

- ☒ I, the promoter/agent confirm that if my site is successful in the Call for Sites process and promoted within the Local Development Plan I will provide the Council with information as required to allow the Council to fulfill its duties to prepare Action Programmes.

### Further Information

- ☒ I, the promoter/agent confirm I am aware that as part of the Local Development Plan process I may be required to provide further information in the form of studies/investigations or other documentation prepared by suitably qualified professionals to support the information I have provided on this form and/or to establish the suitability of the site for development or redevelopment in line with the proposed use.

- ☒ I, the promoter/agent accept that details of this proposal may be publicised as part of consultation on this and future phases of the preparation of the local Development Plan.

**Signature**

- ☒ I, the promoter/agent certify that this is a submission for the Call for Sites process as part of Perth and Kinross Local Development Plan. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge (for electronic submissions, please confirm your statement by ticking the box instead of providing signature).

**Signature:**

**Name:**

**Date:**

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.

**36. How did you find out about the call for sites process?** optional question.

- ☒ Councils website  
☐ Notice in Newspaper, could you tell us which one below?  
☐ PKC Development Plan Scheme  
☐ Telephone enquiry to Council  
☐ Email enquiry to Council  
☐ Social Media (e.g. Twitter, Facebook)  
☐ Other, could you tell us how below?

Further information

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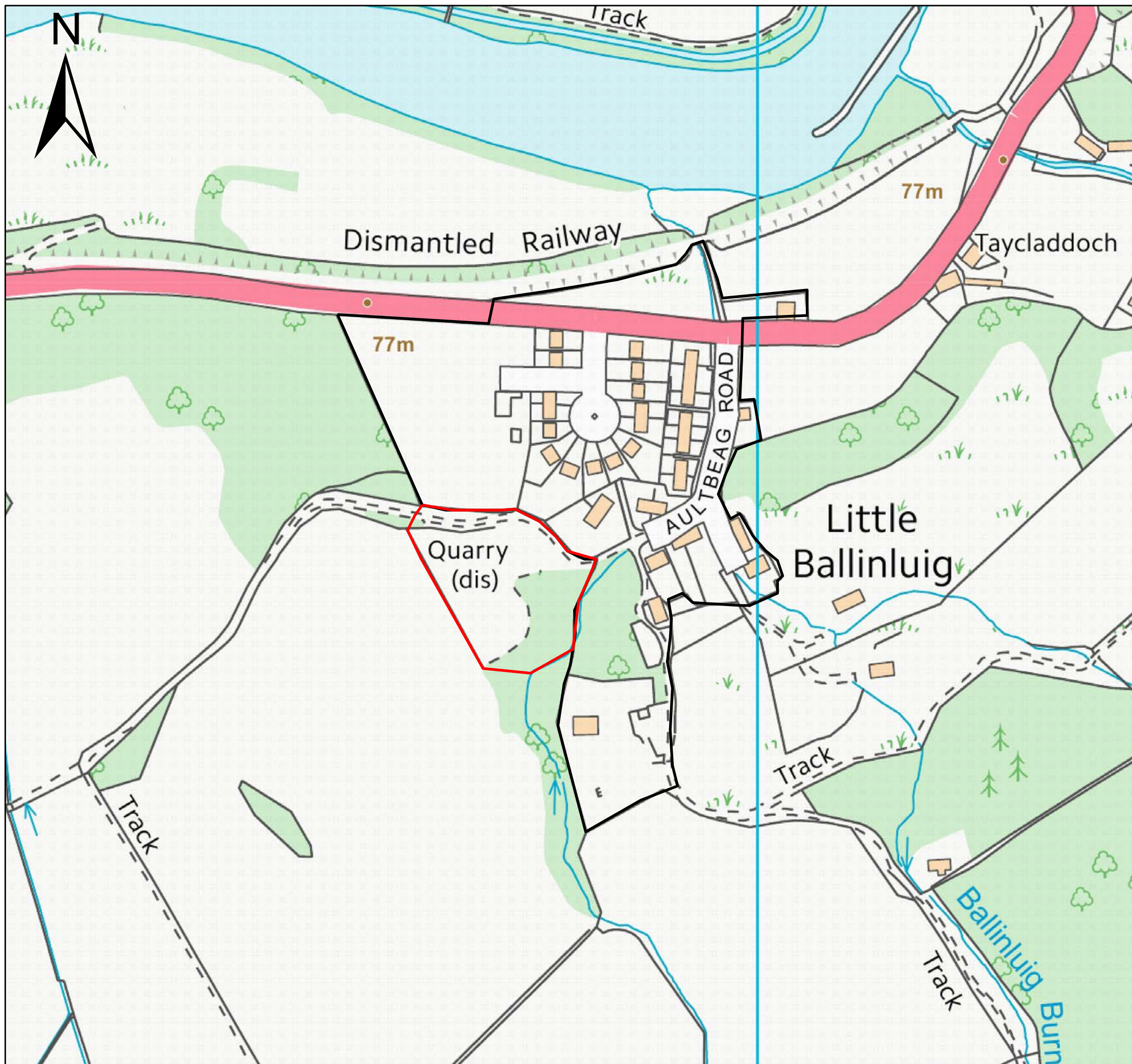
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[developmentplan@pkc.gov.uk](mailto:developmentplan@pkc.gov.uk)

Or alternatively by post to:

Local Development Plan Team  
Perth and Kinross Council  
Pullar House  
35 Kinnoull Street  
Perth  
PH1 5GD

The Call for Sites process will run from Tuesday 20 January 2015 for 10 weeks. Completed Submissions must be received by Tuesday 31 March 2015.





# Land at Little Ballinluig Plan

0 30 60 120 Meters

1:2,500

- Proposal Site
- Existing Settlement Boundary

Description-Plan for LDP submission

Date 17/03/2015

**CKD Galbraith**

CKD Galbraith  
Lynedoch House, Barossa Place,  
Perth, PH1 5EP

Tel: 01738 451 111 Fax: 01738 451 900  
Email: perth@ckdgalbraith.co.uk

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# Perth and Kinross Local Development Plan

## Call for Sites

20 January - 31 March 2015

This form should be used to make a submission to the call for sites process to promote a site for development or redevelopment in the Perth and Kinross Local Development Plan. This form should be used where a change to a settlement boundary is suggested but should not be used for housing sites of fewer than 5 units as the Local Development Plan does not identify sites of this scale. Requested information should be concise and to the point.

For help completing this form you are advised to read the associated [Guidance notes](#) or ring us on 01738 475300

### PART 1 APPLICANT AND SITE DETAILS

---

#### 1. Your Details

Name	<input type="text" value="Mark Richardson"/>
Organisation/ Community Council	<input type="text" value="Ristol Consulting Ltd"/>
Building No./Name	<input type="text" value="2"/>
Address	<input type="text" value="Kirk Street"/>
Town/City	<input type="text" value="Dunblane"/>
Postcode	<input type="text" value="FK15 0AN"/>
Telephone	<input type="text" value="01786 823649"/>
Mobile	<input type="text"/>
Email	<input type="text" value="mark.richardson@studioristol.co"/>

#### 2. Lead Developers Details (if any)

Name	<input type="text"/>
Organisation	<input type="text"/>
Building No./Name	<input type="text"/>
Address	<input type="text"/>
Town/ City	<input type="text"/>
Postcode	<input type="text"/>
Telephone	<input type="text"/>
Mobile	<input type="text"/>
Email	<input type="text"/>

#### 3. Primary Landowner's Details (if known)

Name	<input type="text" value="Atholl Estates"/>	Postcode	<input type="text"/>
organisation	<input type="text"/>	Telephone	<input type="text"/>
Building No./Name	<input type="text"/>	Mobile	<input type="text"/>
Address	<input type="text"/>	Email	<input type="text"/>
Town/City	<input type="text"/>		



- ☒ Please confirm, by ticking this box, that the landowner(s) has been notified that a submission is being made to the Call for Sites process relating to the land in their ownership?  
See question 33.

**4. Who is the main contact for this submission?**

☒ You ☐ Developer ☐ Land Owner

☐ Other

**5. Site Area**

Please state the site area in either hectares or square metres:

Hectares (ha)

16.8

Square Metres (sq m)

**6. Postal Address or Location of proposed Development** (please include postcode)

Please identify the location of the site in your accompanying location plan.

Land to the north of Logierait

**7. Current and Proposed Land Use**

Please describe the current designation and use of the site:

Agricultural Land

What land use would you like the site considered for?

Future rural mixed use residential lead development. Work with the Council in exploring the scale of development potential and layout to meet demand with the Highland HMA.

## PART 2 ADDRESSING THE SELECTION CRITERIA

---

### ENHANCING PLACE

**8. Which of the strategic objectives within the Perth and Kinross Community Planning Partnership's Community Plan 2013 - 2023 does the proposal support? Select all that apply.**

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

Please explain how?

Provides potential site to deliver local rural housing.

**9. How will the proposal support local communities? How will the proposal enhance or create new local facilities?**

The site has the potential to enhance the range of residential options in the local area.

**10. Will the proposal create any permanent employment within Perth and Kinross?**

N/A

**11. If the proposal will result in a loss of employment land, please give further details.**

N/A

**12. If the proposal supports a designated National Planning Framework national priority or a site identified in the Strategic Development Plan, please give details.**

N/A

**13. Explain how the proposal meets a potential land supply issue in the Perth and Kinross Local Development Plan.**

Please note that for housing sites we are most interested in receiving information on potential sites in the housing market areas covering Highland, Strathmore and Strathearn; there is unlikely to be a need for additional land in the Perth Housing Market Area or the Kinross Housing Market Area. For further information please see the associated Guidance Notes.

Potential to contribute to the number and range of housing opportunities in the Highland Housing Market Area.

**14. Is the proposed site within or next to an existing settlement area?**

☒ Yes      ☐ No

**15. Is the proposed site within the Green Belt as identified in the Perth and Kinross Local Development Plan?**

☐ Yes, go to question 16      ☒ No, go to question 17

**16. Describe what makes the proposal suitable or appropriate at a green belt location. Is a green belt location essential? If so, why?**

**17. Will the proposal affect any cultural heritage asset(s)?**

(for example, Scheduled Monuments, archaeological sites, listed buildings and or their setting, Conservation Areas, Gardens and Design Landscapes, Historical Battlefields). Please provide details of the asset(s) and of the impact (positive or negative) that the proposal will have.

N/A

**18. Provide details of any known previous development of the site.**

No previous development

**19. Will development of this site re-use existing buildings?**

No

**20. Explain the compatibility of the proposal with neighbouring uses.**

Proposal is adjacent to the established residential area at Logierait

**21. Explain the compatibility of the proposal with the existing character of the surrounding area.**

Continued residential development adjacent to an existing settlement

**22. How does the site's location promote the use of sustainable transport?**

Access to local bus network.

**23. Does the site make best use of solar gain? Is the site protected from prevailing winds?**

Potential to orientate houses accordingly.

**INFRASTRUCTURE CAPACITY**

**24. Is the site serviced by the following existing utilities infrastructure? Select all that apply.**

☒ Water

☐ Sewerage

☒ Electricity

☐ Gas

☒ Telecommunications/Digital

**25. Have you approached the relevant utility providers to discuss whether capacity exists within the utility network? Please give details.**

No

**26. Explain how the site relates to existing road and rail networks.**

Immediately adjacent to local road network connecting to A9 Trunk Road. Railway station availability at Pitlochry and Birnam.

**27. Please provide details of any known capacity issues in the existing road and rail networks and how these can be overcome.**

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

None known.

#### SITE TECHNICAL CONSTRAINTS

**28. Do you have information that supports that the site is free from, or can be made free of any constraints?**

(For example, site stability, contamination, flood risk, overhead lines, health and safety exclusion zones)

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.



**29. Please explain what effect the proposal will have on the landscape character of the area.**

Careful site layout to integrate development with the rural landscape.

**30. How will the development contribute to the green network?**

Careful site layout to integrate development with the rural landscape.

**31. Is this site located within 2km of, or likely to have an effect on a designated Natura 2000 site?**

Please give details.

☐ Yes ☒ No

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

**32. In what way would development of the site impact on a national, regional or local designated site?**

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

## DELIVERABILITY IN THE PLAN PERIOD

**33. What is the ownership/control status of the site?** Select all that apply.

- |  |   |
|--|---|
| <input type="checkbox"/> Owned/controlled by single developer.     | <input type="checkbox"/> Owned/controlled by multiple developers. |
| <input checked="" type="checkbox"/> Controlled by single owner.    | <input type="checkbox"/> In control of multiple owners.           |
| <input type="checkbox"/> In partnership with a developer.          | <input type="checkbox"/> In partnership with multiple developers. |
| <input type="checkbox"/> No developer involvement in the proposal. |   |

Where there are additional developers or landowners involved please provide details.

**34. When is the development proposed to take place on the site?**

- ☒ Within 5 years of adoption of the Local Development Plan (up to 2023)
- ☐ Within 5-10 years (up to 2023 – 2028)
- ☐ Beyond 10 years (beyond 2028)

**35. Provide details to demonstrate that the site can be considered effective in terms of any housing proposals.**

(Whole, or in part to establish the suitability of the proposal in this regard).

## PART 3 DECLARATIONS

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### Action Programme

- ☒ I, the promoter/agent confirm that if my site is successful in the Call for Sites process and promoted within the Local Development Plan I will provide the Council with information as required to allow the Council to fulfill its duties to prepare Action Programmes.

### Further Information

- ☒ I, the promoter/agent confirm I am aware that as part of the Local Development Plan process I may be required to provide further information in the form of studies/investigations or other documentation prepared by suitably qualified professionals to support the information I have provided on this form and/or to establish the suitability of the site for development or redevelopment in line with the proposed use.

- ☒ I, the promoter/agent accept that details of this proposal may be publicised as part of consultation on this and future phases of the preparation of the local Development Plan.

**Signature**

- ☒ I, the promoter/agent certify that this is a submission for the Call for Sites process as part of Perth and Kinross Local Development Plan. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge (for electronic submissions, please confirm your statement by ticking the box instead of providing signature).

**Signature:**

**Name:**

**Date:**

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.

**36. How did you find out about the call for sites process?** optional question.

- ☒ Councils website  
☐ Notice in Newspaper, could you tell us which one below?  
☒ PKC Development Plan Scheme  
☐ Telephone enquiry to Council  
☐ Email enquiry to Council  
☐ Social Media (e.g. Twitter, Facebook)  
☐ Other, could you tell us how below?

Further information

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Completed Submission forms and location plans should be addressed to  
[developmentplan@pkc.gov.uk](mailto:developmentplan@pkc.gov.uk)

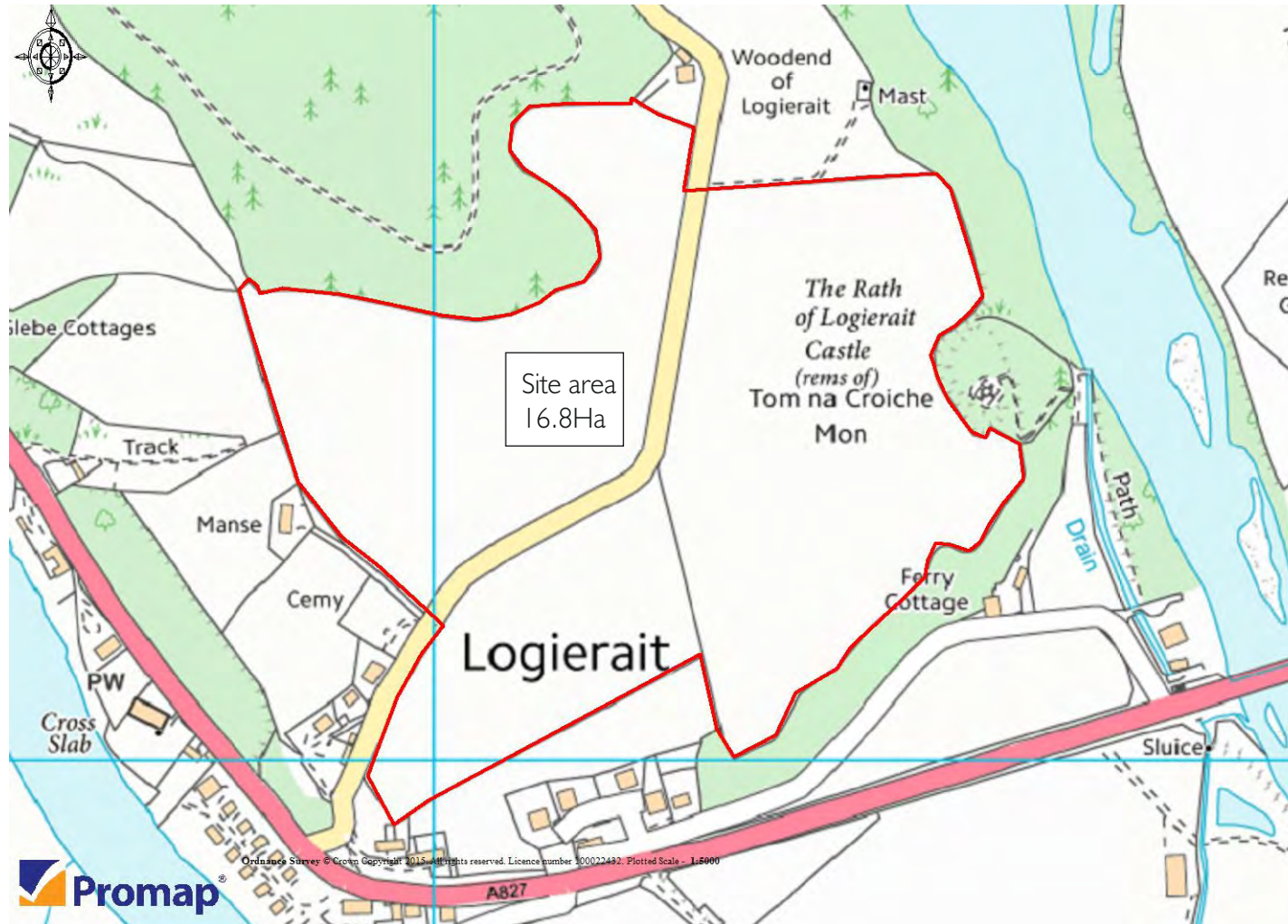
Or alternatively by post to:

Local Development Plan Team  
Perth and Kinross Council  
Pullar House  
35 Kinnoull Street  
Perth  
PH1 5GD

The Call for Sites process will run from Tuesday 20 January 2015 for 10 weeks. Completed Submissions must be received by Tuesday 31 March 2015.



Perth and Kinross Council Call for Sites  
Land to the north of Logierait, Perthshire.  
March 2015





# Perth and Kinross Local Development Plan

## Call for Sites

20 January - 31 March 2015

This form should be used to make a submission to the call for sites process to promote a site for development or redevelopment in the Perth and Kinross Local Development Plan. This form should be used where a change to a settlement boundary is suggested but should not be used for housing sites of fewer than 5 units as the Local Development Plan does not identify sites of this scale. Requested information should be concise and to the point.

For help completing this form you are advised to read the associated [Guidance notes](#) or ring us on 01738 475300

### PART 1 APPLICANT AND SITE DETAILS

#### 1. Your Details

Name	<input type="text" value="Ewan Maclean"/>
Organisation/ Community Council	<input type="text" value="Emac Planning LLP"/>
Building No./Name	<input type="text" value="Ballinard House"/>
Address	<input type="text" value="3 Davidson Street&lt;br/&gt;Broughty Ferry"/>
Town/City	<input type="text" value="Dundee"/>
Postcode	<input type="text" value="DD5 3AS"/>
Telephone	<input type="text" value="01382 738822"/>
Mobile	<input type="text" value="07860 968006"/>
Email	<input type="text" value="ewan@emacplanning.co.uk"/>

#### 2. Lead Developers Details (if any)

Name	<input type="text" value="John Stephen"/>
Organisation	<input type="text" value="A &amp; J Stephen (Builders) Limited"/>
Building No./Name	<input type="text" value="Stephen House"/>
Address	<input type="text" value="Edinburgh Road"/>
Town/ City	<input type="text" value="Perth"/>
Postcode	<input type="text" value="PH2 8BS"/>
Telephone	<input type="text" value="01738 620721"/>
Mobile	<input type="text"/>
Email	<input type="text"/>

#### 3. Primary Landowner's Details (if known)

Name	<input type="text"/>	Postcode	<input type="text"/>
organisation	<input type="text"/>	Telephone	<input type="text"/>
Building No./Name	<input type="text"/>	Mobile	<input type="text"/>
Address	<input type="text"/>	Email	<input type="text"/>
Town/City	<input type="text"/>		

- ☒ Please confirm, by ticking this box, that the landowner(s) has been notified that a submission is being made to the Call for Sites process relating to the land in their ownership?  
See question 33.

**4. Who is the main contact for this submission?**

- ☒ You      ☐ Developer      ☐ Land Owner  
☐ Other

**5. Site Area**

Please state the site area in either hectares or square metres:

Hectares (ha)

Square Metres (sq m)

**6. Postal Address or Location of proposed Development** (please include postcode)

Please identify the location of the site in your accompanying location plan.

Land West of Bridge Road, Murthly.

**7. Current and Proposed Land Use**

Please describe the current designation and use of the site:

Agriculture.

What land use would you like the site considered for?

Housing.

## PART 2 ADDRESSING THE SELECTION CRITERIA

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### ENHANCING PLACE

**8. Which of the strategic objectives within the Perth and Kinross Community Planning Partnership's Community Plan 2013 - 2023 does the proposal support? Select all that apply.**

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

Please explain how?

This site was promoted through the preparation of the current Local Development Plan and although partially included within the Proposed Plan, only part of the was retained in the Adopted Plan.

While the owners Murthly and Strathbraan Estates welcomed the Proposed Plan allocations H45 for 10 houses the boundaries illustrated within the Proposed Plan were considered too constrained. The Estates development partner, A&J Stephen Limited have an excellent track record of delivering quality housing in Highland Perthshire and support the Estates ongoing position regarding the allocations and revised allocation boundaries.

The Proposed Plan and indeed Adopted Local Development Plan allocation of H45 is welcomed. However taking account of longer term housing needs the site offers great potential for expansion to the west in future years and the western boundary should take cognisance of this. We therefore seek a change to the western boundary of site H45 as illustrated on the attached plan to accommodate 125 houses. This extension will give greater depth to the site thereby allowing the opportunity to create a focal point for Murthly around a "village green" rather than the linear development currently envisaged by the development plan.

**9. How will the proposal support local communities? How will the proposal enhance or create new local facilities?**

By helping to maintain local services in Murthly and the surrounding area.

**10. Will the proposal create any permanent employment within Perth and Kinross?**

Yes through inward migration and / or movement in the local housing market.

**11. If the proposal will result in a loss of employment land, please give further details.**

N.A.

**12. If the proposal supports a designated National Planning Framework national priority or a site identified in the Strategic Development Plan, please give details.**

**13. Explain how the proposal meets a potential land supply issue in the Perth and Kinross Local Development Plan.**

Please note that for housing sites we are most interested in receiving information on potential sites in the housing market areas covering Highland, Strathmore and Strathearn; there is unlikely to be a need for additional land in the Perth Housing Market Area or the Kinross Housing Market Area. For further information please see the associated Guidance Notes.

Murthly lies within the Highland area and the subject lands present the most logical opportunity for settlement growth.

**14. Is the proposed site within or next to an existing settlement area?**

☒ Yes ☐ No

**15. Is the proposed site within the Green Belt as identified in the Perth and Kinross Local Development Plan?**

☐ Yes, go to question 16 ☒ No, go to question 17



**16. Describe what makes the proposal suitable or appropriate at a green belt location. Is a green belt location essential? If so, why?**

**17. Will the proposal affect any cultural heritage asset(s)?**

(for example, Scheduled Monuments, archaeological sites, listed buildings and or their setting, Conservation Areas, Gardens and Design Landscapes, Historical Battlefields). Please provide details of the asset(s) and of the impact (positive or negative) that the proposal will have.

No known impacts.

**18. Provide details of any known previous development of the site.**

None known.

**19. Will development of this site re-use existing buildings?**

No.

**20. Explain the compatibility of the proposal with neighbouring uses.**

The site directly abut the settlement edge of Murthly and the proposed use are compatible with existing / neighbouring uses.

**21. Explain the compatibility of the proposal with the existing character of the surrounding area.**

See Part 2(8).

**22. How does the site's location promote the use of sustainable transport?**

The site lies on the B9099 with good connections to employment opportunities at Stanley and Perth. The B9099 is also a bus route which provides access to Stanley and Perth. The bus stops and local facilities are all within easy walking distance of the site.

**23. Does the site make best use of solar gain? Is the site protected from prevailing winds?**

**INFRASTRUCTURE CAPACITY**

**24. Is the site serviced by the following existing utilities infrastructure? Select all that apply.**

☒ Water

☒ Sewerage

☒ Electricity

☐ Gas

☒ Telecommunications/Digital

**25. Have you approached the relevant utility providers to discuss whether capacity exists within the utility network? Please give details.**

All services available.

**26. Explain how the site relates to existing road and rail networks.**

The site lies on the B9099 with good connections to employment opportunities at Stanley and Perth. The B9099 is also a bus route which provides access to Stanley and Perth. The bus stops and local facilities are all within easy walking distance of the site.

**27. Please provide details of any known capacity issues in the existing road and rail networks and how these can be overcome.**

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

#### SITE TECHNICAL CONSTRAINTS

**28. Do you have information that supports that the site is free from, or can be made free of any constraints?**

(For example, site stability, contamination, flood risk, overhead lines, health and safety exclusion zones)

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

All service connections are available and it is not anticipated that there will be any abnormal issues over and above normal servicing requirements.

**29. Please explain what effect the proposal will have on the landscape character of the area.**

The site is well contained visually by topography, proposed strategic planting and existing development.

**30. How will the development contribute to the green network?**

Appropriate linkages promoted through masterplanning / site layout.

**31. Is this site located within 2km of, or likely to have an effect on a designated Natura 2000 site?**

Please give details.

☐ Yes ☒ No

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

**32. In what way would development of the site impact on a national, regional or local designated site?**

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

No impact.

## DELIVERABILITY IN THE PLAN PERIOD

**33. What is the ownership/control status of the site?** Select all that apply.

- |  |   |
|--|---|
| <input type="checkbox"/> Owned/controlled by single developer.     | <input type="checkbox"/> Owned/controlled by multiple developers. |
| <input checked="" type="checkbox"/> Controlled by single owner.    | <input type="checkbox"/> In control of multiple owners.           |
| <input type="checkbox"/> In partnership with a developer.          | <input type="checkbox"/> In partnership with multiple developers. |
| <input type="checkbox"/> No developer involvement in the proposal. |   |

Where there are additional developers or landowners involved please provide details.

**34. When is the development proposed to take place on the site?**

- ☒ Within 5 years of adoption of the Local Development Plan (up to 2023)
- ☐ Within 5-10 years (up to 2023 – 2028)
- ☐ Beyond 10 years (beyond 2028)

**35. Provide details to demonstrate that the site can be considered effective in terms of any housing proposals.**

(Whole, or in part to establish the suitability of the proposal in this regard).

No physical or technical constraints to development; marketable location; controlled by a single local developer with intent to progress subject to planning permission; no other competing housing allocations within Murthly.  
It therefore makes sense to make best use of allocations and expansion of allocations which relate to the settlement both in proximity and form, have a history of favourable consideration through the Proposed Plan process, are at a more appropriate scale and of course are deliverable.

## PART 3 DECLARATIONS

### Action Programme

- ☒ I, the promoter/agent confirm that if my site is successful in the Call for Sites process and promoted within the Local Development Plan I will provide the Council with information as required to allow the Council to fulfill its duties to prepare Action Programmes.

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**Signature**

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**Name:**

**Date:**

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Further information

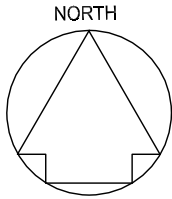
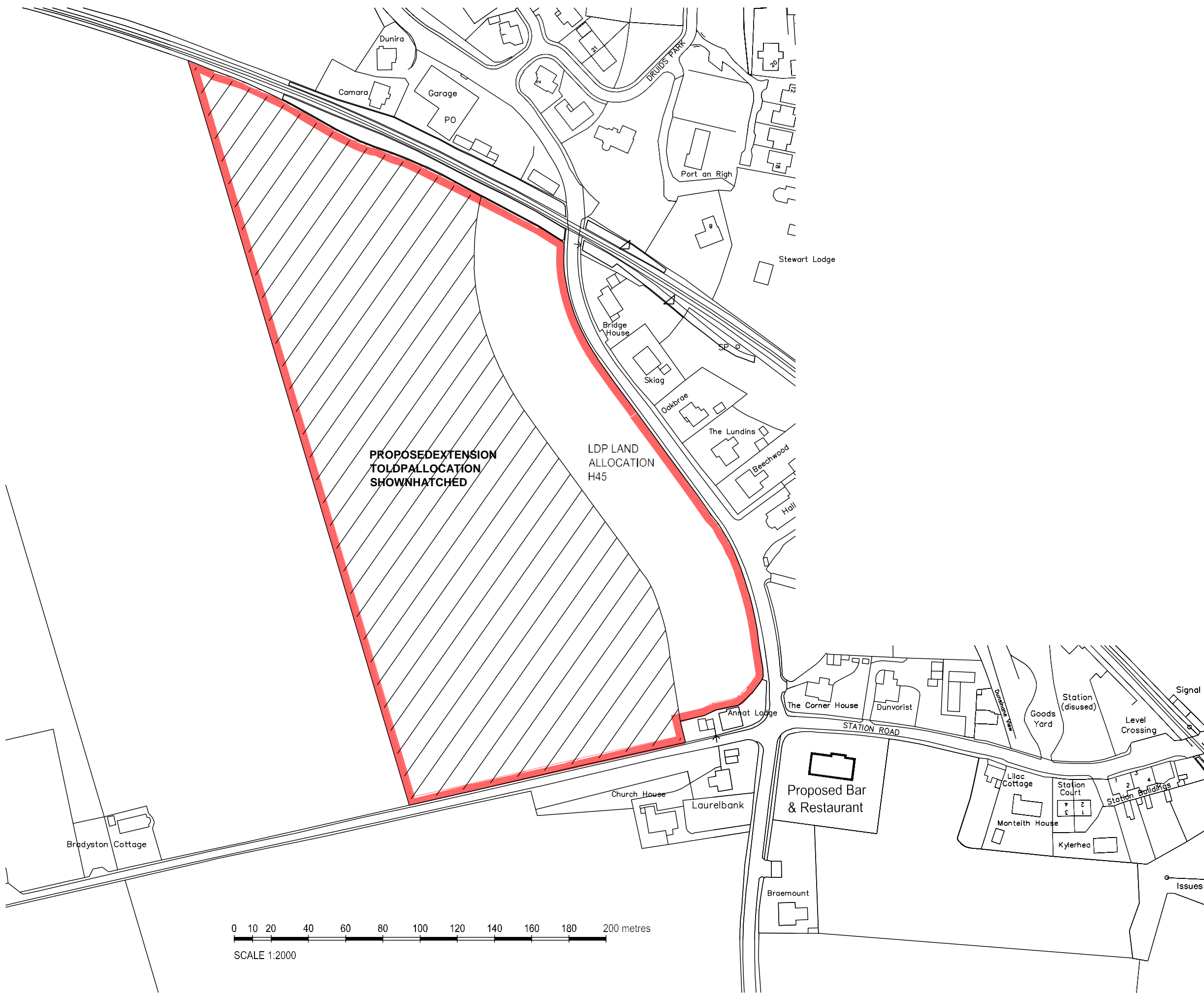
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Or alternatively by post to:

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Pullar House  
35 Kinnoull Street  
Perth  
PH1 5GD

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No	Date	Revision	By
<div><div>I</div><div><div>A&amp;JStephenLtd</div><div>StephenHouse.EdinburghRoad.Perth</div><div>PH28BSTelephone01738620721</div></div></div>			
Project	HOUSING DEVELOPMENT AT WEST OF BRIDGE ROAD MURTHLY		
Title	LAND AT WEST OF BRIDGE ROAD (EXTENSION TO LDP ALLOCATION H45)		
Drawn	M.MacD.	Date	31/03/2015
Scale	1:2000 at A3		
House Type	N/A		
Drg No	S8532_05		Rev -



# Perth and Kinross Local Development Plan

## Call for Sites

20 January - 31 March 2015

This form should be used to make a submission to the call for sites process to promote a site for development or redevelopment in the Perth and Kinross Local Development Plan. This form should be used where a change to a settlement boundary is suggested but should not be used for housing sites of fewer than 5 units as the Local Development Plan does not identify sites of this scale. Requested information should be concise and to the point.

For help completing this form you are advised to read the associated [Guidance notes](#) or ring us on 01738 475300

### PART 1 APPLICANT AND SITE DETAILS

---

#### 1. Your Details

Name	<input type="text" value="Corinne MacDougall"/>
Organisation/ Community Council	<input type="text" value="Bidwells"/>
Building No./Name	<input type="text" value="5"/>
Address	<input type="text" value="Atholl Place"/>
Town/City	<input type="text" value="Perth"/>
Postcode	<input type="text" value="PH1 5NE"/>
Telephone	<input type="text" value="01738 630666"/>
Mobile	<input type="text"/>
Email	<input type="text" value="corinne.macdougall@bidwells.co.uk"/>

#### 2. Lead Developers Details (if any)

Name	<input type="text"/>
Organisation	<input type="text"/>
Building No./Name	<input type="text"/>
Address	<input type="text"/>
Town/ City	<input type="text"/>
Postcode	<input type="text"/>
Telephone	<input type="text"/>
Mobile	<input type="text"/>
Email	<input type="text"/>

#### 3. Primary Landowner's Details (if known)

Name	<input type="text" value="Murthly &amp; Strathbraan Estates"/>	Postcode	<input type="text"/>
organisation	<input type="text"/>	Telephone	<input type="text"/>
Building No./Name	<input type="text"/>	Mobile	<input type="text"/>
Address	<input type="text" value="c/o Bidwells"/>	Email	<input type="text"/>
Town/City	<input type="text"/>		



☐ Please confirm, by ticking this box, that the landowner(s) has been notified that a submission is being made to the Call for Sites process relating to the land in their ownership?  
See question 33.

**4. Who is the main contact for this submission?**

☐ You ☐ Developer ☐ Land Owner

☐ Other

**5. Site Area**

Please state the site area in either hectares or square metres:

Hectares (ha)

5.75

Square Metres (sq m)

**6. Postal Address or Location of proposed Development** (please include postcode)

Please identify the location of the site in your accompanying location plan.

Land behind Druids Park, Murthly

**7. Current and Proposed Land Use**

Please describe the current designation and use of the site:

Fallow Land

What land use would you like the site considered for?

Housing

## PART 2 ADDRESSING THE SELECTION CRITERIA

---

### ENHANCING PLACE

**8. Which of the strategic objectives within the Perth and Kinross Community Planning Partnership's Community Plan 2013 - 2023 does the proposal support? Select all that apply.**

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

Please explain how?

Promoting a prosperous, inclusive and sustainable economy: The proposal will assist in providing the potential for a stronger and more sustainable local community and more attractive place to live within close commuting distance of Perth.

Supporting people to lead independent, healthy and active lives: The proposal presents the opportunity to develop an accessible residential development within a pleasant and quiet environment with local facilities and employment opportunities in Perth, and can provide an improved range of housing options in terms of appropriate size/types/affordability for the future local market area.

Creating a safe and sustainable place for future generations The site, when considered in conjunction with the other sites proposed in Murthly, offers the opportunity to contribute to a future proof, long term growth strategy for Murthly. The site's good public transport and footpath network offers a sustainable place to live. The proposal will help to create a safe, clean and attractive environment for the local community, particularly utilizing appropriate design.

**9. How will the proposal support local communities? How will the proposal enhance or create new local facilities?**

The provision of additional population will help to maintain existing local facilities within Murthly as well as generate a demand for further facilities.

**10. Will the proposal create any permanent employment within Perth and Kinross?**

The proposal enables sustainable economic growth of Murthly through support from new residents to existing local shops and services. Development of this proposal will support direct and indirect jobs for the homes built.

**11. If the proposal will result in a loss of employment land, please give further details.**

N/A

**12. If the proposal supports a designated National Planning Framework national priority or a site identified in the Strategic Development Plan, please give details.**

The proposals do not support a designated NPF national priority or a site identified in the Strategic Development Plan.

**13. Explain how the proposal meets a potential land supply issue in the Perth and Kinross Local Development Plan.**

Please note that for housing sites we are most interested in receiving information on potential sites in the housing market areas covering Highland, Strathmore and Strathearn; there is unlikely to be a need for additional land in the Perth Housing Market Area or the Kinross Housing Market Area. For further information please see the associated Guidance Notes.

Over the forthcoming plan period the main locations for the provision of housing in Highland Perth shire will be targeted at the three principal settlements - Pitlochry, Aberfeldy and Dunkeld. Looking beyond the next LDP period and that which follows consideration should now be being given to the contribution that smaller settlements such as Murthly can make in meeting the increasing demand for housing land in Highland Perthshire. The proposed site, together with other proposed sites at Douglasfield, Gellyburn Field and land south of Station Road, offers the opportunity to future proof a settlement growth strategy for Murthly, which would assist in meeting future housing land requirements and ongoing compliance with the TAYplan spatial strategy as well as resolve the drainage issues.

**14. Is the proposed site within or next to an existing settlement area?**

☐ Yes ☐ No

**15. Is the proposed site within the Green Belt as identified in the Perth and Kinross Local Development Plan?**

☐ Yes, go to question 16 ☐ No, go to question 17

**16. Describe what makes the proposal suitable or appropriate at a green belt location. Is a green belt location essential? If so, why?**

N/A

**17. Will the proposal affect any cultural heritage asset(s)?**

(for example, Scheduled Monuments, archaeological sites, listed buildings and or their setting, Conservation Areas, Gardens and Design Landscapes, Historical Battlefields). Please provide details of the asset(s) and of the impact (positive or negative) that the proposal will have.

N/A

**18. Provide details of any known previous development of the site.**

N/A

**19. Will development of this site re-use existing buildings?**

N/A

**20. Explain the compatibility of the proposal with neighbouring uses.**

The proposed residential use of the sites is considered to be compatible with the surrounding land uses which include:

Druids Park residential development  
Burnbane Plantation  
Agricultural land

**21. Explain the compatibility of the proposal with the existing character of the surrounding area.**

A Masterplan would be designed which seeks to achieve a development character compatible with Druids Park.

**22. How does the site's location promote the use of sustainable transport?**

The site is located within close walking distance of local bus routes. Dunkeld is the closest railway station to the site providing links to Perth and Inverness. The local footpath network could be linked to the site.

**23. Does the site make best use of solar gain? Is the site protected from prevailing winds?**

By taking account of the site's topography a masterplan would be designed which seeks to maximise the best use of solar gain as well as protect the development from prevailing winds.

**INFRASTRUCTURE CAPACITY**

**24. Is the site serviced by the following existing utilities infrastructure? Select all that apply.**

☐ Water

☐ Sewerage

☐ Electricity

☐ Gas

☐ Telecommunications/Digital

**25. Have you approached the relevant utility providers to discuss whether capacity exists within the utility network? Please give details.**

Utility providers have not been approached. All services are however accessible from Druids Park or from Kinclaven Crescent developments.

**26. Explain how the site relates to existing road and rail networks.**

At all times future residents will be within walking distance of an existing bus service. Existing vehicular access to the site is provided by Kinclaven Crescent/Druids Park which connect to Kinclaven Road.

**27. Please provide details of any known capacity issues in the existing road and rail networks and how these can be overcome.**

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

Access will be taken from the existing road network. There are no capacity issues.

#### SITE TECHNICAL CONSTRAINTS

**28. Do you have information that supports that the site is free from, or can be made free of any constraints?**

(For example, site stability, contamination, flood risk, overhead lines, health and safety exclusion zones)

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

There are no known topography, aspect, flood risk, ground stability or contamination issues affecting the site. There are no overhead lines or Health and Safety exclusion zones affecting the site.

SAFEGUARD GREEN INFRASTRUCTURE

**29. Please explain what effect the proposal will have on the landscape character of the area.**

The site is not covered by a LLA. The visual impact of the development would be limited as it would be screened on its eastern side by the Burnbane Plantation and Druids Park residential development on its western side.

**30. How will the development contribute to the green network?**

The proposal offers an opportunity to connect to the existing core path network. It is anticipated that structural planting will be an integral component of the development.

**31. Is this site located within 2km of, or likely to have an effect on a designated Natura 2000 site?**

Please give details.

☐ Yes ☐ No

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

N/A

**32. In what way would development of the site impact on a national, regional or local designated site?**

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

N/A

## DELIVERABILITY IN THE PLAN PERIOD

**33. What is the ownership/control status of the site?** Select all that apply.

- |  |   |
|--|---|
| <input type="checkbox"/> Owned/controlled by single developer.     | <input type="checkbox"/> Owned/controlled by multiple developers. |
| <input checked="" type="checkbox"/> Controlled by single owner.    | <input type="checkbox"/> In control of multiple owners.           |
| <input type="checkbox"/> In partnership with a developer.          | <input type="checkbox"/> In partnership with multiple developers. |
| <input type="checkbox"/> No developer involvement in the proposal. |   |

Where there are additional developers or landowners involved please provide details.

N/A

**34. When is the development proposed to take place on the site?**

- ☐ Within 5 years of adoption of the Local Development Plan (up to 2023)
- ☐ Within 5-10 years (up to 2023 – 2028)
- ☐ Beyond 10 years (beyond 2028)

**35. Provide details to demonstrate that the site can be considered effective in terms of any housing proposals.**

(Whole, or in part to establish the suitability of the proposal in this regard).

The site meets the tests of effectiveness as set out in PAN 2/2010 in that:

- The site could be development within 5 years or 5 - 10 years.
- The site is in the hands of an owner who can release the land for development. Housing is the sole preferred use of the site.
- The site is free from constraints such as aspect, topography, flooding, ground stability and access, and is free from contaminants.
- No public funding is required to open the site for development and any infrastructure required can be reasonably provided.

## PART 3 DECLARATIONS

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### Action Programme

- ☒ I, the promoter/agent confirm that if my site is successful in the Call for Sites process and promoted within the Local Development Plan I will provide the Council with information as required to allow the Council to fulfill its duties to prepare Action Programmes.

### Further Information

- ☒ I, the promoter/agent confirm I am aware that as part of the Local Development Plan process I may be required to provide further information in the form of studies/investigations or other documentation prepared by suitably qualified professionals to support the information I have provided on this form and/or to establish the suitability of the site for development or redevelopment in line with the proposed use.



- ☒ I, the promoter/agent accept that details of this proposal may be publicised as part of consultation on this and future phases of the preparation of the local Development Plan.

**Signature**

- ☒ I, the promoter/agent certify that this is a submission for the Call for Sites process as part of Perth and Kinross Local Development Plan. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge (for electronic submissions, please confirm your statement by ticking the box instead of providing signature).

**Signature:**

**Name:**

**Date:**

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Further information

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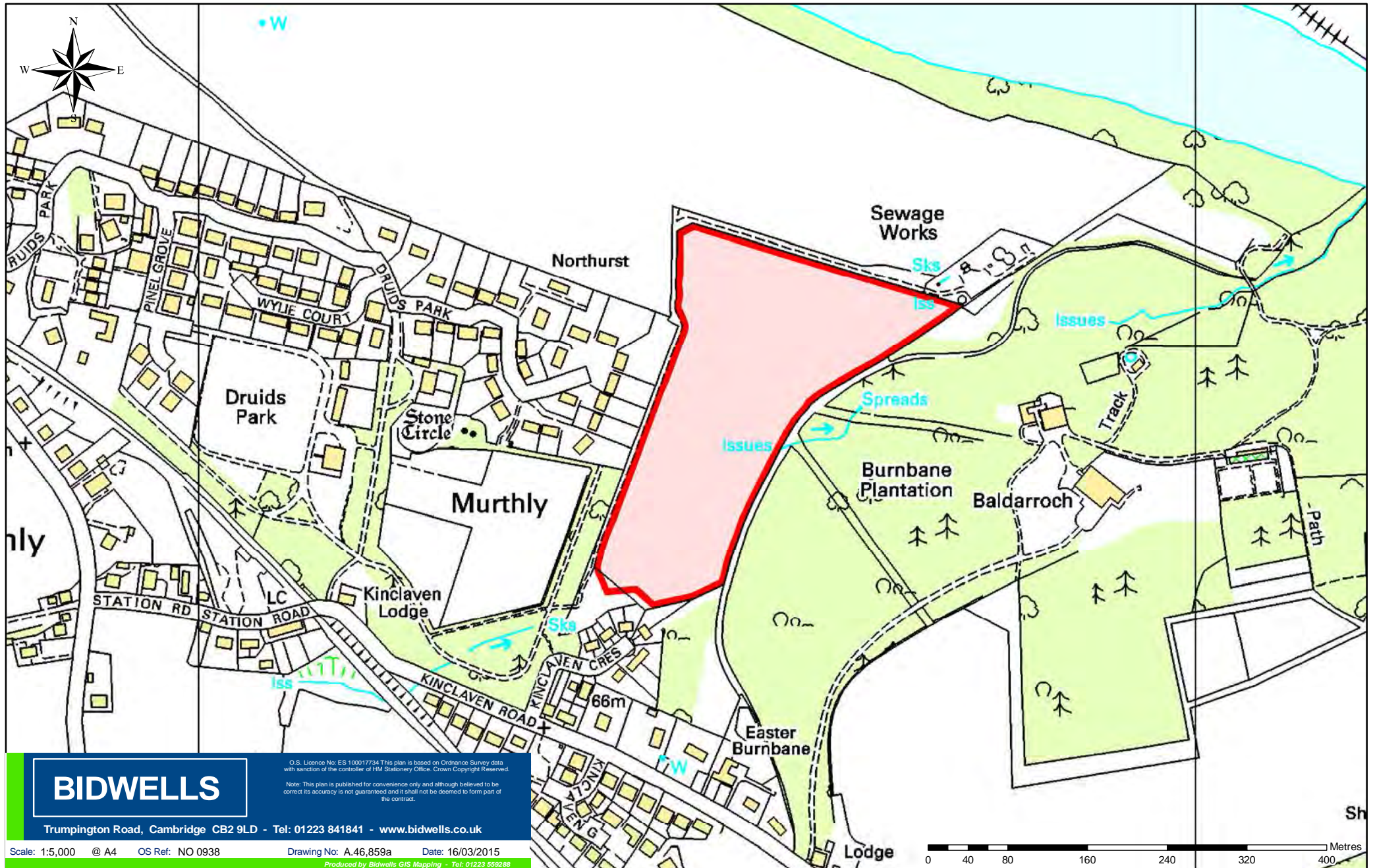
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PH1 5GD

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# Field behind Druid Park, Murthly





# Perth and Kinross Local Development Plan

## Call for Sites

20 January - 31 March 2015

This form should be used to make a submission to the call for sites process to promote a site for development or redevelopment in the Perth and Kinross Local Development Plan. This form should be used where a change to a settlement boundary is suggested but should not be used for housing sites of fewer than 5 units as the Local Development Plan does not identify sites of this scale. Requested information should be concise and to the point.

For help completing this form you are advised to read the associated [Guidance notes](#) or ring us on 01738 475300

### PART 1 APPLICANT AND SITE DETAILS

---

#### 1. Your Details

Name	<input type="text" value="Corinne MacDougall"/>
Organisation/ Community Council	<input type="text" value="Bidwells"/>
Building No./Name	<input type="text" value="5"/>
Address	<input type="text" value="Atholl Place"/>
Town/City	<input type="text" value="Perth"/>
Postcode	<input type="text" value="PH1 5NE"/>
Telephone	<input type="text" value="01738 630666"/>
Mobile	<input type="text"/>
Email	<input type="text" value="corinne.macdougall@bidwells.co.uk"/>

#### 2. Lead Developers Details (if any)

Name	<input type="text"/>
Organisation	<input type="text"/>
Building No./Name	<input type="text"/>
Address	<input type="text"/>
Town/ City	<input type="text"/>
Postcode	<input type="text"/>
Telephone	<input type="text"/>
Mobile	<input type="text"/>
Email	<input type="text"/>

#### 3. Primary Landowner's Details (if known)

Name	<input type="text" value="Murthly &amp; Strathbraan Estates"/>	Postcode	<input type="text"/>
organisation	<input type="text"/>	Telephone	<input type="text"/>
Building No./Name	<input type="text"/>	Mobile	<input type="text"/>
Address	<input type="text" value="c/o Bidwells"/>	Email	<input type="text"/>
Town/City	<input type="text"/>		

☐ Please confirm, by ticking this box, that the landowner(s) has been notified that a submission is being made to the Call for Sites process relating to the land in their ownership?  
See question 33.

**4. Who is the main contact for this submission?**

☐ You ☐ Developer ☐ Land Owner

☐ Other

**5. Site Area**

Please state the site area in either hectares or square metres:

Hectares (ha)

5.75

Square Metres (sq m)

**6. Postal Address or Location of proposed Development** (please include postcode)

Please identify the location of the site in your accompanying location plan.

Land behind Druids Park, Murthly

**7. Current and Proposed Land Use**

Please describe the current designation and use of the site:

Fallow Land

What land use would you like the site considered for?

Housing

## PART 2 ADDRESSING THE SELECTION CRITERIA

---

### ENHANCING PLACE

**8. Which of the strategic objectives within the Perth and Kinross Community Planning Partnership's Community Plan 2013 - 2023 does the proposal support? Select all that apply.**

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

Please explain how?

Promoting a prosperous, inclusive and sustainable economy: The proposal will assist in providing the potential for a stronger and more sustainable local community and more attractive place to live within close commuting distance of Perth.

Supporting people to lead independent, healthy and active lives: The proposal presents the opportunity to develop an accessible residential development within a pleasant and quiet environment with local facilities and employment opportunities in Perth, and can provide an improved range of housing options in terms of appropriate size/types/affordability for the future local market area.

Creating a safe and sustainable place for future generations The site, when considered in conjunction with the other sites proposed in Murthly, offers the opportunity to contribute to a future proof, long term growth strategy for Murthly. The site's good public transport and footpath network offers a sustainable place to live. The proposal will help to create a safe, clean and attractive environment for the local community, particularly utilizing appropriate design.

**9. How will the proposal support local communities? How will the proposal enhance or create new local facilities?**

The provision of additional population will help to maintain existing local facilities within Murthly as well as generate a demand for further facilities.

**10. Will the proposal create any permanent employment within Perth and Kinross?**

The proposal enables sustainable economic growth of Murthly through support from new residents to existing local shops and services. Development of this proposal will support direct and indirect jobs for the homes built.



**11. If the proposal will result in a loss of employment land, please give further details.**

N/A

**12. If the proposal supports a designated National Planning Framework national priority or a site identified in the Strategic Development Plan, please give details.**

The proposals do not support a designated NPF national priority or a site identified in the Strategic Development Plan.

**13. Explain how the proposal meets a potential land supply issue in the Perth and Kinross Local Development Plan.**

Please note that for housing sites we are most interested in receiving information on potential sites in the housing market areas covering Highland, Strathmore and Strathearn; there is unlikely to be a need for additional land in the Perth Housing Market Area or the Kinross Housing Market Area. For further information please see the associated Guidance Notes.

Over the forthcoming plan period the main locations for the provision of housing in Highland Perth shire will be targeted at the three principal settlements - Pitlochry, Aberfeldy and Dunkeld. Looking beyond the next LDP period and that which follows consideration should now be being given to the contribution that smaller settlements such as Murthly can make in meeting the increasing demand for housing land in Highland Perthshire. The proposed site, together with other proposed sites at Douglasfield, Gellyburn Field and land south of Station Road, offers the opportunity to future proof a settlement growth strategy for Murthly, which would assist in meeting future housing land requirements and ongoing compliance with the TAYplan spatial strategy as well as resolve the drainage issues.

**14. Is the proposed site within or next to an existing settlement area?**

☐ Yes ☐ No

**15. Is the proposed site within the Green Belt as identified in the Perth and Kinross Local Development Plan?**

☐ Yes, go to question 16 ☐ No, go to question 17

**16. Describe what makes the proposal suitable or appropriate at a green belt location. Is a green belt location essential? If so, why?**

N/A

**17. Will the proposal affect any cultural heritage asset(s)?**

(for example, Scheduled Monuments, archaeological sites, listed buildings and or their setting, Conservation Areas, Gardens and Design Landscapes, Historical Battlefields). Please provide details of the asset(s) and of the impact (positive or negative) that the proposal will have.

N/A

**18. Provide details of any known previous development of the site.**

N/A

**19. Will development of this site re-use existing buildings?**

N/A

**20. Explain the compatibility of the proposal with neighbouring uses.**

The proposed residential use of the sites is considered to be compatible with the surrounding land uses which include:

Druids Park residential development  
Burnbane Plantation  
Agricultural land

**21. Explain the compatibility of the proposal with the existing character of the surrounding area.**

A Masterplan would be designed which seeks to achieve a development character compatible with Druids Park.

**22. How does the site's location promote the use of sustainable transport?**

The site is located within close walking distance of local bus routes. Dunkeld is the closest railway station to the site providing links to Perth and Inverness. The local footpath network could be linked to the site.

**23. Does the site make best use of solar gain? Is the site protected from prevailing winds?**

By taking account of the site's topography a masterplan would be designed which seeks to maximise the best use of solar gain as well as protect the development from prevailing winds.

**INFRASTRUCTURE CAPACITY**

**24. Is the site serviced by the following existing utilities infrastructure? Select all that apply.**

☐ Water

☐ Sewerage

☐ Electricity

☐ Gas

☐ Telecommunications/Digital



**25. Have you approached the relevant utility providers to discuss whether capacity exists within the utility network? Please give details.**

Utility providers have not been approached. All services are however accessible from Druids Park or from Kinclaven Crescent developments.

**26. Explain how the site relates to existing road and rail networks.**

At all times future residents will be within walking distance of an existing bus service. Existing vehicular access to the site is provided by Kinclaven Crescent/Druids Park which connect to Kinclaven Road.

**27. Please provide details of any known capacity issues in the existing road and rail networks and how these can be overcome.**

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

Access will be taken from the existing road network. There are no capacity issues.

#### SITE TECHNICAL CONSTRAINTS

**28. Do you have information that supports that the site is free from, or can be made free of any constraints?**

(For example, site stability, contamination, flood risk, overhead lines, health and safety exclusion zones)

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

There are no known topography, aspect, flood risk, ground stability or contamination issues affecting the site. There are no overhead lines or Health and Safety exclusion zones affecting the site.

SAFEGUARD GREEN INFRASTRUCTURE

**29. Please explain what effect the proposal will have on the landscape character of the area.**

The site is not covered by a LLA. The visual impact of the development would be limited as it would be screened on its eastern side by the Burnbane Plantation and Druids Park residential development on its western side.

**30. How will the development contribute to the green network?**

The proposal offers an opportunity to connect to the existing core path network. It is anticipated that structural planting will be an integral component of the development.

**31. Is this site located within 2km of, or likely to have an effect on a designated Natura 2000 site?**

Please give details.

☐ Yes ☐ No

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

N/A

**32. In what way would development of the site impact on a national, regional or local designated site?**

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

N/A

## DELIVERABILITY IN THE PLAN PERIOD

**33. What is the ownership/control status of the site?** Select all that apply.

- |  |   |
|--|---|
| <input type="checkbox"/> Owned/controlled by single developer.     | <input type="checkbox"/> Owned/controlled by multiple developers. |
| <input checked="" type="checkbox"/> Controlled by single owner.    | <input type="checkbox"/> In control of multiple owners.           |
| <input type="checkbox"/> In partnership with a developer.          | <input type="checkbox"/> In partnership with multiple developers. |
| <input type="checkbox"/> No developer involvement in the proposal. |   |

Where there are additional developers or landowners involved please provide details.

N/A

**34. When is the development proposed to take place on the site?**

- ☐ Within 5 years of adoption of the Local Development Plan (up to 2023)
- ☐ Within 5-10 years (up to 2023 – 2028)
- ☐ Beyond 10 years (beyond 2028)

**35. Provide details to demonstrate that the site can be considered effective in terms of any housing proposals.**

(Whole, or in part to establish the suitability of the proposal in this regard).

The site meets the tests of effectiveness as set out in PAN 2/2010 in that:

- The site could be development within 5 years or 5 - 10 years.
- The site is in the hands of an owner who can release the land for development. Housing is the sole preferred use of the site.
- The site is free from constraints such as aspect, topography, flooding, ground stability and access, and is free from contaminants.
- No public funding is required to open the site for development and any infrastructure required can be reasonably provided.

## PART 3 DECLARATIONS

---

### Action Programme

- ☒ I, the promoter/agent confirm that if my site is successful in the Call for Sites process and promoted within the Local Development Plan I will provide the Council with information as required to allow the Council to fulfill its duties to prepare Action Programmes.

### Further Information

- ☒ I, the promoter/agent confirm I am aware that as part of the Local Development Plan process I may be required to provide further information in the form of studies/investigations or other documentation prepared by suitably qualified professionals to support the information I have provided on this form and/or to establish the suitability of the site for development or redevelopment in line with the proposed use.

- ☒ I, the promoter/agent accept that details of this proposal may be publicised as part of consultation on this and future phases of the preparation of the local Development Plan.

**Signature**

- ☒ I, the promoter/agent certify that this is a submission for the Call for Sites process as part of Perth and Kinross Local Development Plan. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge (for electronic submissions, please confirm your statement by ticking the box instead of providing signature).

**Signature:**

**Name:**

**Date:**

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.

**36. How did you find out about the call for sites process?** optional question.

- ☐ Councils website
- ☐ Notice in Newspaper, could you tell us which one below?
- ☒ PKC Development Plan Scheme
- ☐ Telephone enquiry to Council
- ☐ Email enquiry to Council
- ☐ Social Media (e.g. Twitter, Facebook)
- ☐ Other, could you tell us how below?

Further information

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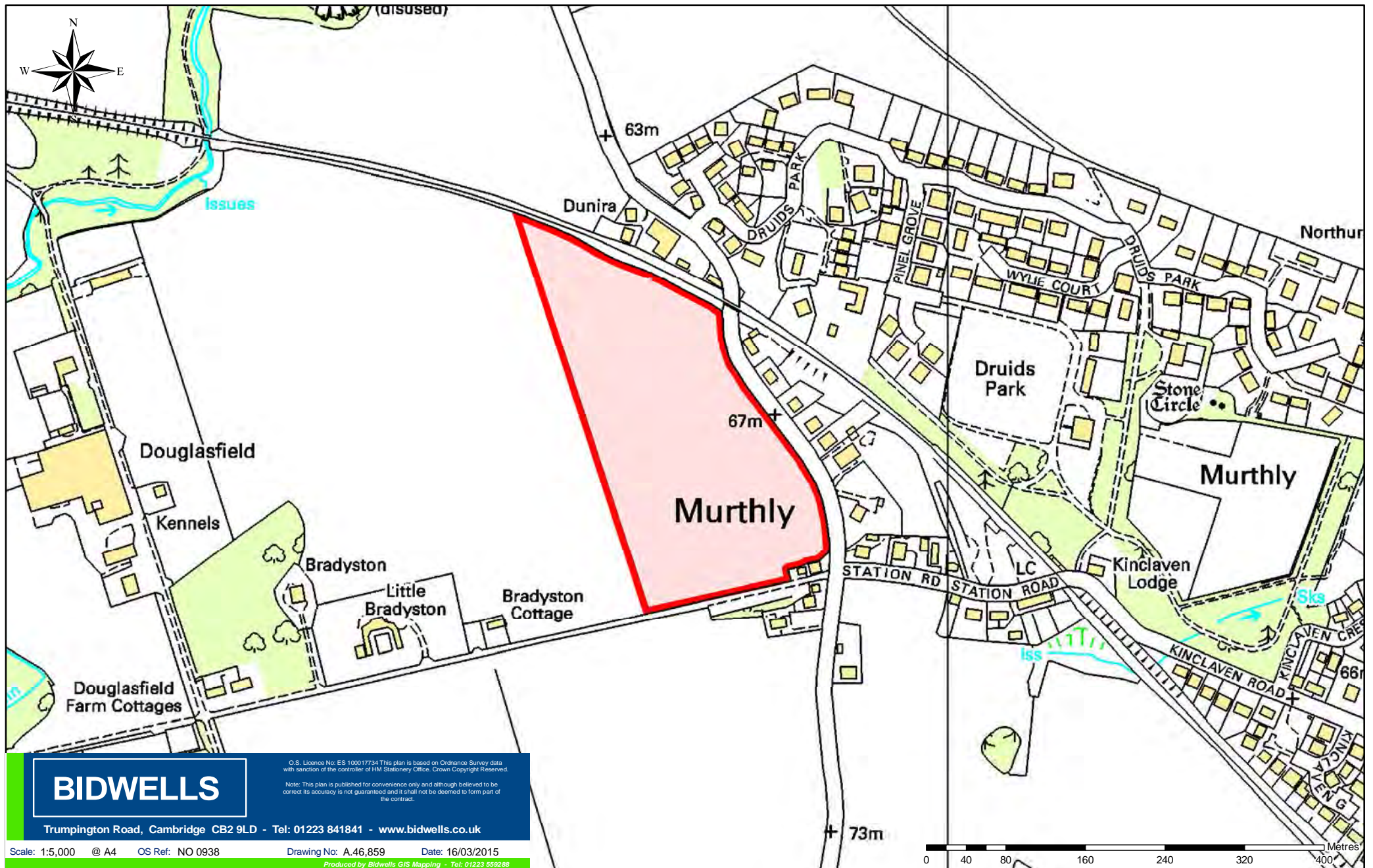
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Or alternatively by post to:

Local Development Plan Team  
Perth and Kinross Council  
Pullar House  
35 Kinnoull Street  
Perth  
PH1 5GD

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# Douglasfield, Murthly



**BIDWELLS**

Trumpington Road, Cambridge CB2 9LD - Tel: 01223 841841 - [www.bidwells.co.uk](http://www.bidwells.co.uk)

Scale: 1:5,000 @ A4 OS Ref: NO 0938

Drawing No: A.46,859 Date: 16/03/2015

Produced by Bidwells GIS Mapping - Tel: 01223 559288

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# Perth and Kinross Local Development Plan

## Call for Sites

20 January - 31 March 2015

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Building No./Name	<input type="text" value="5"/>
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Postcode	<input type="text" value="PH1 5NE"/>
Telephone	<input type="text" value="01738 630666"/>
Mobile	<input type="text"/>
Email	<input type="text" value="corinne.macdougall@bidwells.co.uk"/>

#### 2. Lead Developers Details (if any)

Name	<input type="text"/>
Organisation	<input type="text"/>
Building No./Name	<input type="text"/>
Address	<input type="text"/>
Town/ City	<input type="text"/>
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#### 3. Primary Landowner's Details (if known)

Name	<input type="text" value="Murthly &amp; Strathbraan Estates"/>	Postcode	<input type="text"/>
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Please state the site area in either hectares or square metres:

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Square Metres (sq m)

**6. Postal Address or Location of proposed Development** (please include postcode)

Please identify the location of the site in your accompanying location plan.

Land behind Druids Park, Murthly

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Please describe the current designation and use of the site:

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What land use would you like the site considered for?

Housing



## PART 2 ADDRESSING THE SELECTION CRITERIA

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### ENHANCING PLACE

**8. Which of the strategic objectives within the Perth and Kinross Community Planning Partnership's Community Plan 2013 - 2023 does the proposal support? Select all that apply.**

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- ☐ Supporting people to lead independent, healthy and active lives
- ☒ Creating a safe and sustainable place for future generations

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**14. Is the proposed site within or next to an existing settlement area?**

☐ Yes ☐ No

**15. Is the proposed site within the Green Belt as identified in the Perth and Kinross Local Development Plan?**

☐ Yes, go to question 16 ☐ No, go to question 17

**16. Describe what makes the proposal suitable or appropriate at a green belt location. Is a green belt location essential? If so, why?**

N/A

**17. Will the proposal affect any cultural heritage asset(s)?**

(for example, Scheduled Monuments, archaeological sites, listed buildings and or their setting, Conservation Areas, Gardens and Design Landscapes, Historical Battlefields). Please provide details of the asset(s) and of the impact (positive or negative) that the proposal will have.

N/A

**18. Provide details of any known previous development of the site.**

N/A

**19. Will development of this site re-use existing buildings?**

N/A

**20. Explain the compatibility of the proposal with neighbouring uses.**

The proposed residential use of the sites is considered to be compatible with the surrounding land uses which include:

Druids Park residential development  
Burnbane Plantation  
Agricultural land

**21. Explain the compatibility of the proposal with the existing character of the surrounding area.**

A Masterplan would be designed which seeks to achieve a development character compatible with Druids Park.

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The site is located within close walking distance of local bus routes. Dunkeld is the closest railway station to the site providing links to Perth and Inverness. The local footpath network could be linked to the site.

**23. Does the site make best use of solar gain? Is the site protected from prevailing winds?**

By taking account of the site's topography a masterplan would be designed which seeks to maximise the best use of solar gain as well as protect the development from prevailing winds.

**INFRASTRUCTURE CAPACITY**

**24. Is the site serviced by the following existing utilities infrastructure? Select all that apply.**

☐ Water

☐ Sewerage

☐ Electricity

☐ Gas

☐ Telecommunications/Digital

**25. Have you approached the relevant utility providers to discuss whether capacity exists within the utility network? Please give details.**

Utility providers have not been approached. All services are however accessible from Druids Park or from Kinclaven Crescent developments.

**26. Explain how the site relates to existing road and rail networks.**

At all times future residents will be within walking distance of an existing bus service. Existing vehicular access to the site is provided by Kinclaven Crescent/Druids Park which connect to Kinclaven Road.

**27. Please provide details of any known capacity issues in the existing road and rail networks and how these can be overcome.**

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

Access will be taken from the existing road network. There are no capacity issues.

#### SITE TECHNICAL CONSTRAINTS

**28. Do you have information that supports that the site is free from, or can be made free of any constraints?**

(For example, site stability, contamination, flood risk, overhead lines, health and safety exclusion zones)

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

There are no known topography, aspect, flood risk, ground stability or contamination issues affecting the site. There are no overhead lines or Health and Safety exclusion zones affecting the site.

SAFEGUARD GREEN INFRASTRUCTURE

**29. Please explain what effect the proposal will have on the landscape character of the area.**

The site is not covered by a LLA. The visual impact of the development would be limited as it would be screened on its eastern side by the Burnbane Plantation and Druids Park residential development on its western side.

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**31. Is this site located within 2km of, or likely to have an effect on a designated Natura 2000 site?**

Please give details.

☐ Yes ☐ No

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

N/A

**32. In what way would development of the site impact on a national, regional or local designated site?**

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

N/A

## DELIVERABILITY IN THE PLAN PERIOD

**33. What is the ownership/control status of the site?** Select all that apply.

- |  |   |
|--|---|
| <input type="checkbox"/> Owned/controlled by single developer.     | <input type="checkbox"/> Owned/controlled by multiple developers. |
| <input checked="" type="checkbox"/> Controlled by single owner.    | <input type="checkbox"/> In control of multiple owners.           |
| <input type="checkbox"/> In partnership with a developer.          | <input type="checkbox"/> In partnership with multiple developers. |
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Where there are additional developers or landowners involved please provide details.

N/A

**34. When is the development proposed to take place on the site?**

- ☐ Within 5 years of adoption of the Local Development Plan (up to 2023)
- ☐ Within 5-10 years (up to 2023 – 2028)
- ☐ Beyond 10 years (beyond 2028)

**35. Provide details to demonstrate that the site can be considered effective in terms of any housing proposals.**

(Whole, or in part to establish the suitability of the proposal in this regard).

The site meets the tests of effectiveness as set out in PAN 2/2010 in that:

- The site could be development within 5 years or 5 - 10 years.
- The site is in the hands of an owner who can release the land for development. Housing is the sole preferred use of the site.
- The site is free from constraints such as aspect, topography, flooding, ground stability and access, and is free from contaminants.
- No public funding is required to open the site for development and any infrastructure required can be reasonably provided.

## PART 3 DECLARATIONS

### Action Programme

- ☒ I, the promoter/agent confirm that if my site is successful in the Call for Sites process and promoted within the Local Development Plan I will provide the Council with information as required to allow the Council to fulfill its duties to prepare Action Programmes.

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- ☒ I, the promoter/agent accept that details of this proposal may be publicised as part of consultation on this and future phases of the preparation of the local Development Plan.

**Signature**

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**Name:**

**Date:**

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.

**36. How did you find out about the call for sites process?** optional question.

- ☐ Councils website
- ☐ Notice in Newspaper, could you tell us which one below?
- ☒ PKC Development Plan Scheme
- ☐ Telephone enquiry to Council
- ☐ Email enquiry to Council
- ☐ Social Media (e.g. Twitter, Facebook)
- ☐ Other, could you tell us how below?

Further information

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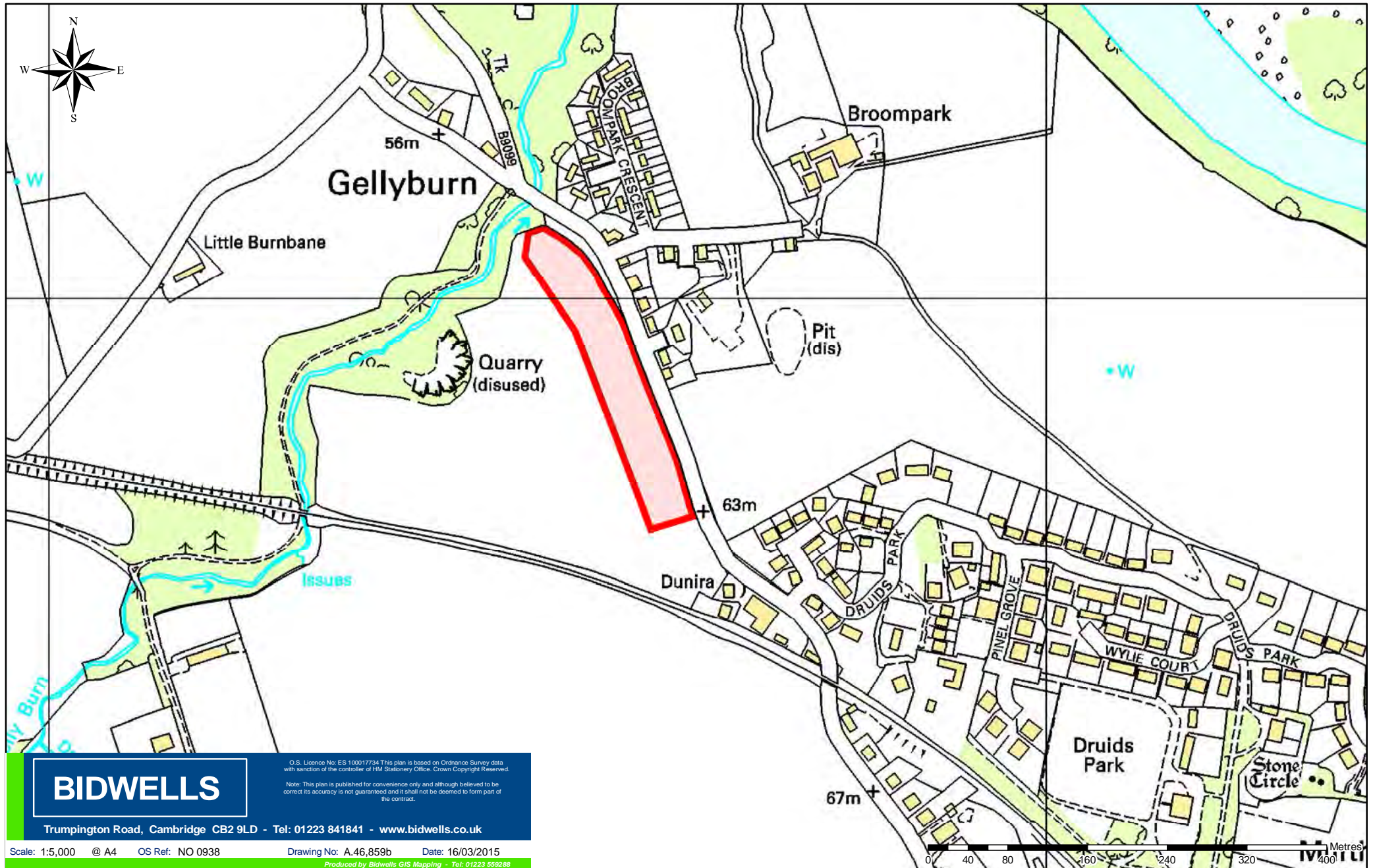
Completed Submission forms and location plans should be addressed to  
[developmentplan@pkc.gov.uk](mailto:developmentplan@pkc.gov.uk)

Or alternatively by post to:

Local Development Plan Team  
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Perth  
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# Gellyburn Field, Murthly







# Perth and Kinross Local Development Plan

## Call for Sites

20 January - 31 March 2015

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Building No./Name	<input type="text"/>
Address	<input type="text"/>
Town/ City	<input type="text"/>
Postcode	<input type="text"/>
Telephone	<input type="text"/>
Mobile	<input type="text"/>
Email	<input type="text"/>

#### 3. Primary Landowner's Details (if known)

Name	<input type="text" value="Murthly &amp; Strathbraan Estates"/>	Postcode	<input type="text"/>
organisation	<input type="text"/>	Telephone	<input type="text"/>
Building No./Name	<input type="text"/>	Mobile	<input type="text"/>
Address	<input type="text" value="c/o Bidwells"/>	Email	<input type="text"/>
Town/City	<input type="text"/>		

☐ Please confirm, by ticking this box, that the landowner(s) has been notified that a submission is being made to the Call for Sites process relating to the land in their ownership?  
See question 33.

**4. Who is the main contact for this submission?**

☐ You ☐ Developer ☐ Land Owner

☐ Other

**5. Site Area**

Please state the site area in either hectares or square metres:

Hectares (ha)

5.75

Square Metres (sq m)

**6. Postal Address or Location of proposed Development** (please include postcode)

Please identify the location of the site in your accompanying location plan.

Land behind Druids Park, Murthly

**7. Current and Proposed Land Use**

Please describe the current designation and use of the site:

Fallow Land

What land use would you like the site considered for?

Housing

## PART 2 ADDRESSING THE SELECTION CRITERIA

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### ENHANCING PLACE

**8. Which of the strategic objectives within the Perth and Kinross Community Planning Partnership's Community Plan 2013 - 2023 does the proposal support? Select all that apply.**

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

Please explain how?

Promoting a prosperous, inclusive and sustainable economy: The proposal will assist in providing the potential for a stronger and more sustainable local community and more attractive place to live within close commuting distance of Perth.

Supporting people to lead independent, healthy and active lives: The proposal presents the opportunity to develop an accessible residential development within a pleasant and quiet environment with local facilities and employment opportunities in Perth, and can provide an improved range of housing options in terms of appropriate size/types/affordability for the future local market area.

Creating a safe and sustainable place for future generations The site, when considered in conjunction with the other sites proposed in Murthly, offers the opportunity to contribute to a future proof, long term growth strategy for Murthly. The site's good public transport and footpath network offers a sustainable place to live. The proposal will help to create a safe, clean and attractive environment for the local community, particularly utilizing appropriate design.

**9. How will the proposal support local communities? How will the proposal enhance or create new local facilities?**

The provision of additional population will help to maintain existing local facilities within Murthly as well as generate a demand for further facilities.

**10. Will the proposal create any permanent employment within Perth and Kinross?**

The proposal enables sustainable economic growth of Murthly through support from new residents to existing local shops and services. Development of this proposal will support direct and indirect jobs for the homes built.

**11. If the proposal will result in a loss of employment land, please give further details.**

N/A

**12. If the proposal supports a designated National Planning Framework national priority or a site identified in the Strategic Development Plan, please give details.**

The proposals do not support a designated NPF national priority or a site identified in the Strategic Development Plan.

**13. Explain how the proposal meets a potential land supply issue in the Perth and Kinross Local Development Plan.**

Please note that for housing sites we are most interested in receiving information on potential sites in the housing market areas covering Highland, Strathmore and Strathearn; there is unlikely to be a need for additional land in the Perth Housing Market Area or the Kinross Housing Market Area. For further information please see the associated Guidance Notes.

Over the forthcoming plan period the main locations for the provision of housing in Highland Perth shire will be targeted at the three principal settlements - Pitlochry, Aberfeldy and Dunkeld. Looking beyond the next LDP period and that which follows consideration should now be being given to the contribution that smaller settlements such as Murthly can make in meeting the increasing demand for housing land in Highland Perthshire. The proposed site, together with other proposed sites at Douglasfield, Gellyburn Field and land south of Station Road, offers the opportunity to future proof a settlement growth strategy for Murthly, which would assist in meeting future housing land requirements and ongoing compliance with the TAYplan spatial strategy as well as resolve the drainage issues.

**14. Is the proposed site within or next to an existing settlement area?**

☐ Yes ☐ No

**15. Is the proposed site within the Green Belt as identified in the Perth and Kinross Local Development Plan?**

☐ Yes, go to question 16 ☐ No, go to question 17

**16. Describe what makes the proposal suitable or appropriate at a green belt location. Is a green belt location essential? If so, why?**

N/A

**17. Will the proposal affect any cultural heritage asset(s)?**

(for example, Scheduled Monuments, archaeological sites, listed buildings and or their setting, Conservation Areas, Gardens and Design Landscapes, Historical Battlefields). Please provide details of the asset(s) and of the impact (positive or negative) that the proposal will have.

N/A

**18. Provide details of any known previous development of the site.**

N/A

**19. Will development of this site re-use existing buildings?**

N/A

**20. Explain the compatibility of the proposal with neighbouring uses.**

The proposed residential use of the sites is considered to be compatible with the surrounding land uses which include:

Druids Park residential development  
Burnbane Plantation  
Agricultural land

**21. Explain the compatibility of the proposal with the existing character of the surrounding area.**

A Masterplan would be designed which seeks to achieve a development character compatible with Druids Park.

**22. How does the site's location promote the use of sustainable transport?**

The site is located within close walking distance of local bus routes. Dunkeld is the closest railway station to the site providing links to Perth and Inverness. The local footpath network could be linked to the site.

**23. Does the site make best use of solar gain? Is the site protected from prevailing winds?**

By taking account of the site's topography a masterplan would be designed which seeks to maximise the best use of solar gain as well as protect the development from prevailing winds.

**INFRASTRUCTURE CAPACITY**

**24. Is the site serviced by the following existing utilities infrastructure? Select all that apply.**

☐ Water

☐ Sewerage

☐ Electricity

☐ Gas

☐ Telecommunications/Digital

**25. Have you approached the relevant utility providers to discuss whether capacity exists within the utility network? Please give details.**

Utility providers have not been approached. All services are however accessible from Druids Park or from Kinclaven Crescent developments.

**26. Explain how the site relates to existing road and rail networks.**

At all times future residents will be within walking distance of an existing bus service. Existing vehicular access to the site is provided by Kinclaven Crescent/Druids Park which connect to Kinclaven Road.

**27. Please provide details of any known capacity issues in the existing road and rail networks and how these can be overcome.**

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

Access will be taken from the existing road network. There are no capacity issues.

#### SITE TECHNICAL CONSTRAINTS

**28. Do you have information that supports that the site is free from, or can be made free of any constraints?**

(For example, site stability, contamination, flood risk, overhead lines, health and safety exclusion zones)

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

There are no known topography, aspect, flood risk, ground stability or contamination issues affecting the site. There are no overhead lines or Health and Safety exclusion zones affecting the site.

SAFEGUARD GREEN INFRASTRUCTURE

**29. Please explain what effect the proposal will have on the landscape character of the area.**

The site is not covered by a LLA. The visual impact of the development would be limited as it would be screened on its eastern side by the Burnbane Plantation and Druids Park residential development on its western side.

**30. How will the development contribute to the green network?**

The proposal offers an opportunity to connect to the existing core path network. It is anticipated that structural planting will be an integral component of the development.

**31. Is this site located within 2km of, or likely to have an effect on a designated Natura 2000 site?**

Please give details.

☐ Yes      ☐ No

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

N/A

**32. In what way would development of the site impact on a national, regional or local designated site?**

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

N/A



## DELIVERABILITY IN THE PLAN PERIOD

**33. What is the ownership/control status of the site?** Select all that apply.

- |  |   |
|--|---|
| <input type="checkbox"/> Owned/controlled by single developer.     | <input type="checkbox"/> Owned/controlled by multiple developers. |
| <input checked="" type="checkbox"/> Controlled by single owner.    | <input type="checkbox"/> In control of multiple owners.           |
| <input type="checkbox"/> In partnership with a developer.          | <input type="checkbox"/> In partnership with multiple developers. |
| <input type="checkbox"/> No developer involvement in the proposal. |   |

Where there are additional developers or landowners involved please provide details.

N/A

**34. When is the development proposed to take place on the site?**

- ☐ Within 5 years of adoption of the Local Development Plan (up to 2023)
- ☐ Within 5-10 years (up to 2023 – 2028)
- ☐ Beyond 10 years (beyond 2028)

**35. Provide details to demonstrate that the site can be considered effective in terms of any housing proposals.**

(Whole, or in part to establish the suitability of the proposal in this regard).

The site meets the tests of effectiveness as set out in PAN 2/2010 in that:

- The site could be development within 5 years or 5 - 10 years.
- The site is in the hands of an owner who can release the land for development. Housing is the sole preferred use of the site.
- The site is free from constraints such as aspect, topography, flooding, ground stability and access, and is free from contaminants.
- No public funding is required to open the site for development and any infrastructure required can be reasonably provided.

## PART 3 DECLARATIONS

### Action Programme

- ☒ I, the promoter/agent confirm that if my site is successful in the Call for Sites process and promoted within the Local Development Plan I will provide the Council with information as required to allow the Council to fulfill its duties to prepare Action Programmes.

### Further Information

- ☒ I, the promoter/agent confirm I am aware that as part of the Local Development Plan process I may be required to provide further information in the form of studies/investigations or other documentation prepared by suitably qualified professionals to support the information I have provided on this form and/or to establish the suitability of the site for development or redevelopment in line with the proposed use.

- ☒ I, the promoter/agent accept that details of this proposal may be publicised as part of consultation on this and future phases of the preparation of the local Development Plan.

**Signature**

- ☒ I, the promoter/agent certify that this is a submission for the Call for Sites process as part of Perth and Kinross Local Development Plan. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge (for electronic submissions, please confirm your statement by ticking the box instead of providing signature).

**Signature:**

**Name:**

**Date:**

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.

**36. How did you find out about the call for sites process?** optional question.

- ☐ Councils website
- ☐ Notice in Newspaper, could you tell us which one below?
- ☒ PKC Development Plan Scheme
- ☐ Telephone enquiry to Council
- ☐ Email enquiry to Council
- ☐ Social Media (e.g. Twitter, Facebook)
- ☐ Other, could you tell us how below?

Further information

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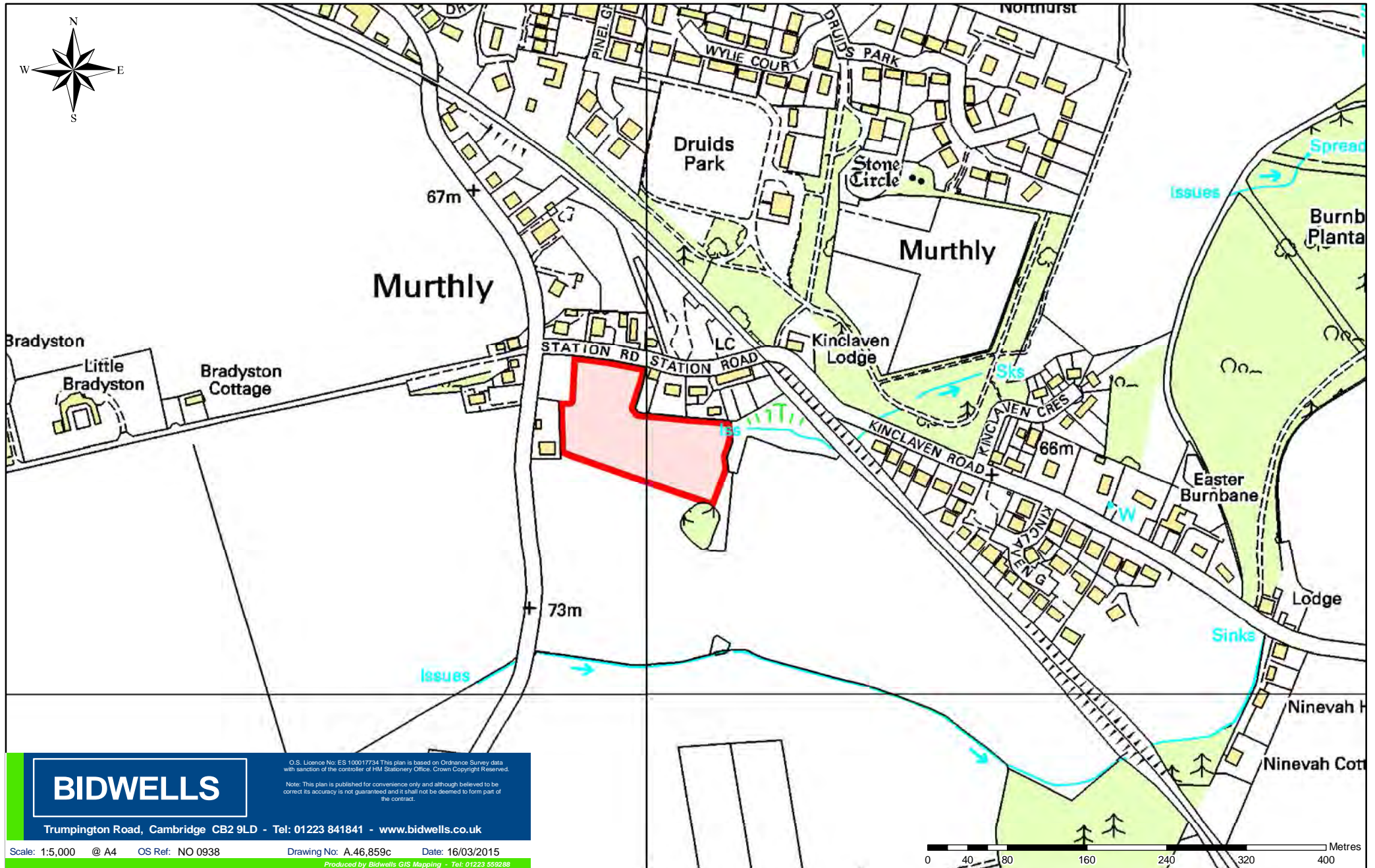
Completed Submission forms and location plans should be addressed to  
[developmentplan@pkc.gov.uk](mailto:developmentplan@pkc.gov.uk)

Or alternatively by post to:

Local Development Plan Team  
Perth and Kinross Council  
Pullar House  
35 Kinnoull Street  
Perth  
PH1 5GD

The Call for Sites process will run from Tuesday 20 January 2015 for 10 weeks. Completed Submissions must be received by Tuesday 31 March 2015.

# Pub Field, Murthly





# Perth and Kinross Local Development Plan

## Call for Sites

20 January - 31 March 2015

This form should be used to make a submission to the call for sites process to promote a site for development or redevelopment in the Perth and Kinross Local Development Plan. This form should be used where a change to a settlement boundary is suggested but should not be used for housing sites of fewer than 5 units as the Local Development Plan does not identify sites of this scale. Requested information should be concise and to the point.

For help completing this form you are advised to read the associated [Guidance notes](#) or ring us on 01738 475300

### PART 1 APPLICANT AND SITE DETAILS

#### 1. Your Details

Name	<input type="text" value="Ewan Maclean"/>
Organisation/ Community Council	<input type="text" value="Emac Planning LLP"/>
Building No./Name	<input type="text" value="Ballinard House"/>
Address	<input type="text" value="3 Davidson Street&lt;br/&gt;Broughty Ferry"/>
Town/City	<input type="text" value="Dundee"/>
Postcode	<input type="text" value="DD5 3AS"/>
Telephone	<input type="text" value="01382 738822"/>
Mobile	<input type="text" value="07860 968006"/>
Email	<input type="text" value="ewan@emacplanning.co.uk"/>

#### 2. Lead Developers Details (if any)

Name	<input type="text" value="John Stephen"/>
Organisation	<input type="text" value="A &amp; J Stephen (Builders) Limited"/>
Building No./Name	<input type="text" value="Stephen House"/>
Address	<input type="text" value="Edinburgh Road"/>
Town/ City	<input type="text" value="Perth"/>
Postcode	<input type="text" value="PH2 8BS"/>
Telephone	<input type="text" value="01738 620721"/>
Mobile	<input type="text"/>
Email	<input type="text"/>

#### 3. Primary Landowner's Details (if known)

Name	<input type="text"/>	Postcode	<input type="text"/>
organisation	<input type="text"/>	Telephone	<input type="text"/>
Building No./Name	<input type="text"/>	Mobile	<input type="text"/>
Address	<input type="text"/>	Email	<input type="text"/>
Town/City	<input type="text"/>		

- ☒ Please confirm, by ticking this box, that the landowner(s) has been notified that a submission is being made to the Call for Sites process relating to the land in their ownership?  
See question 33.

**4. Who is the main contact for this submission?**

- ☒ You      ☐ Developer      ☐ Land Owner  
☐ Other

**5. Site Area**

Please state the site area in either hectares or square metres:

Hectares (ha)

Square Metres (sq m)

**6. Postal Address or Location of proposed Development** (please include postcode)

Please identify the location of the site in your accompanying location plan.

Land at Robertson Crescent, Pitlochry.

**7. Current and Proposed Land Use**

Please describe the current designation and use of the site:

Agriculture.

What land use would you like the site considered for?

Support for allocation H39 and request for additional land to be identified to facilitate appropriate access.  
Site H39 is currently allocated for 90 houses and this number would be unaffected by the request for additional land to be identified. It is required for vehicular access purposes only, the requirement being due to the topography of the site.  
Perth and Kinross previously expressed concerns that the area of ground would be used for development although A&J Stephen are happy to confirm that this is not the case and would accept a specific developer requirement that it cannot be used for any use other than access and open space .

## PART 2 ADDRESSING THE SELECTION CRITERIA

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### ENHANCING PLACE

**8. Which of the strategic objectives within the Perth and Kinross Community Planning Partnership's Community Plan 2013 - 2023 does the proposal support? Select all that apply.**

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

Please explain how?

**9. How will the proposal support local communities? How will the proposal enhance or create new local facilities?**

**10. Will the proposal create any permanent employment within Perth and Kinross?**

**11. If the proposal will result in a loss of employment land, please give further details.**

**12. If the proposal supports a designated National Planning Framework national priority or a site identified in the Strategic Development Plan, please give details.**

**13. Explain how the proposal meets a potential land supply issue in the Perth and Kinross Local Development Plan.**

Please note that for housing sites we are most interested in receiving information on potential sites in the housing market areas covering Highland, Strathmore and Strathearn; there is unlikely to be a need for additional land in the Perth Housing Market Area or the Kinross Housing Market Area. For further information please see the associated Guidance Notes.

**14. Is the proposed site within or next to an existing settlement area?**

☒ Yes      ☐ No

**15. Is the proposed site within the Green Belt as identified in the Perth and Kinross Local Development Plan?**

☐ Yes, go to question 16      ☒ No, go to question 17

**16. Describe what makes the proposal suitable or appropriate at a green belt location. Is a green belt location essential? If so, why?**

**17. Will the proposal affect any cultural heritage asset(s)?**

(for example, Scheduled Monuments, archaeological sites, listed buildings and or their setting, Conservation Areas, Gardens and Design Landscapes, Historical Battlefields). Please provide details of the asset(s) and of the impact (positive or negative) that the proposal will have.

No known impacts.

**18. Provide details of any known previous development of the site.**

None known.

**19. Will development of this site re-use existing buildings?**

No.



**20. Explain the compatibility of the proposal with neighbouring uses.**

The additional land required directly abuts the current allocation and hence settlement boundary of Pitlochry.

**21. Explain the compatibility of the proposal with the existing character of the surrounding area.**

The existing character is urban edge and will be unaffected by this proposal and suitable landscaping will be promoted to protect the settlement edge.

**22. How does the site's location promote the use of sustainable transport?**

**23. Does the site make best use of solar gain? Is the site protected from prevailing winds?**

**INFRASTRUCTURE CAPACITY**

**24. Is the site serviced by the following existing utilities infrastructure? Select all that apply.**

☒ Water

☒ Sewerage

☒ Electricity

☒ Gas

☒ Telecommunications/Digital

**25. Have you approached the relevant utility providers to discuss whether capacity exists within the utility network? Please give details.**

All services available.

**26. Explain how the site relates to existing road and rail networks.**

**27. Please provide details of any known capacity issues in the existing road and rail networks and how these can be overcome.**

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

The request for the additional land is a result of technical difficulties in accessing the allocated site. With this change to the boundary, delivery is assured.

#### SITE TECHNICAL CONSTRAINTS

**28. Do you have information that supports that the site is free from, or can be made free of any constraints?**

(For example, site stability, contamination, flood risk, overhead lines, health and safety exclusion zones)

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

All service connections are available and it is not anticipated that there will be any abnormal issues over and above normal servicing requirements.

SAFEGUARD GREEN INFRASTRUCTURE

**29. Please explain what effect the proposal will have on the landscape character of the area.**

There will be no detrimental effect on the landscape character of the area and suitable landscape proposals will be promoted with the development.

**30. How will the development contribute to the green network?**

**31. Is this site located within 2km of, or likely to have an effect on a designated Natura 2000 site?**

Please give details.

☐ Yes ☒ No

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

**32. In what way would development of the site impact on a national, regional or local designated site?**

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

No impact.

## DELIVERABILITY IN THE PLAN PERIOD

**33. What is the ownership/control status of the site?** Select all that apply.

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Owned/controlled by single developer. | <input type="checkbox"/> Owned/controlled by multiple developers. |
| <input type="checkbox"/> Controlled by single owner.                      | <input type="checkbox"/> In control of multiple owners.           |
| <input type="checkbox"/> In partnership with a developer.                 | <input type="checkbox"/> In partnership with multiple developers. |
| <input type="checkbox"/> No developer involvement in the proposal.        |   |

Where there are additional developers or landowners involved please provide details.

**34. When is the development proposed to take place on the site?**

- ☒ Within 5 years of adoption of the Local Development Plan (up to 2023)
- ☐ Within 5-10 years (up to 2023 – 2028)
- ☐ Beyond 10 years (beyond 2028)

**35. Provide details to demonstrate that the site can be considered effective in terms of any housing proposals.**  
(Whole, or in part to establish the suitability of the proposal in this regard).

The request for the additional land is a result of technical difficulties in accessing the allocation. With this change to the boundary, site delivery is assured.

## PART 3 DECLARATIONS

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### Action Programme

- ☒ I, the promoter/agent confirm that if my site is successful in the Call for Sites process and promoted within the Local Development Plan I will provide the Council with information as required to allow the Council to fulfill its duties to prepare Action Programmes.

### Further Information

- ☒ I, the promoter/agent confirm I am aware that as part of the Local Development Plan process I may be required to provide further information in the form of studies/investigations or other documentation prepared by suitably qualified professionals to support the information I have provided on this form and/or to establish the suitability of the site for development or redevelopment in line with the proposed use.

- ☒ I, the promoter/agent accept that details of this proposal may be publicised as part of consultation on this and future phases of the preparation of the local Development Plan.

**Signature**

- ☒ I, the promoter/agent certify that this is a submission for the Call for Sites process as part of Perth and Kinross Local Development Plan. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge (for electronic submissions, please confirm your statement by ticking the box instead of providing signature).

**Signature:**

**Name:**

**Date:**

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.

**36. How did you find out about the call for sites process?** optional question.

- ☒ Councils website
- ☐ Notice in Newspaper, could you tell us which one below?
- ☐ PKC Development Plan Scheme
- ☐ Telephone enquiry to Council
- ☐ Email enquiry to Council
- ☐ Social Media (e.g. Twitter, Facebook)
- ☐ Other, could you tell us how below?

Further information

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Completed Submission forms and location plans should be addressed to  
[developmentplan@pkc.gov.uk](mailto:developmentplan@pkc.gov.uk)

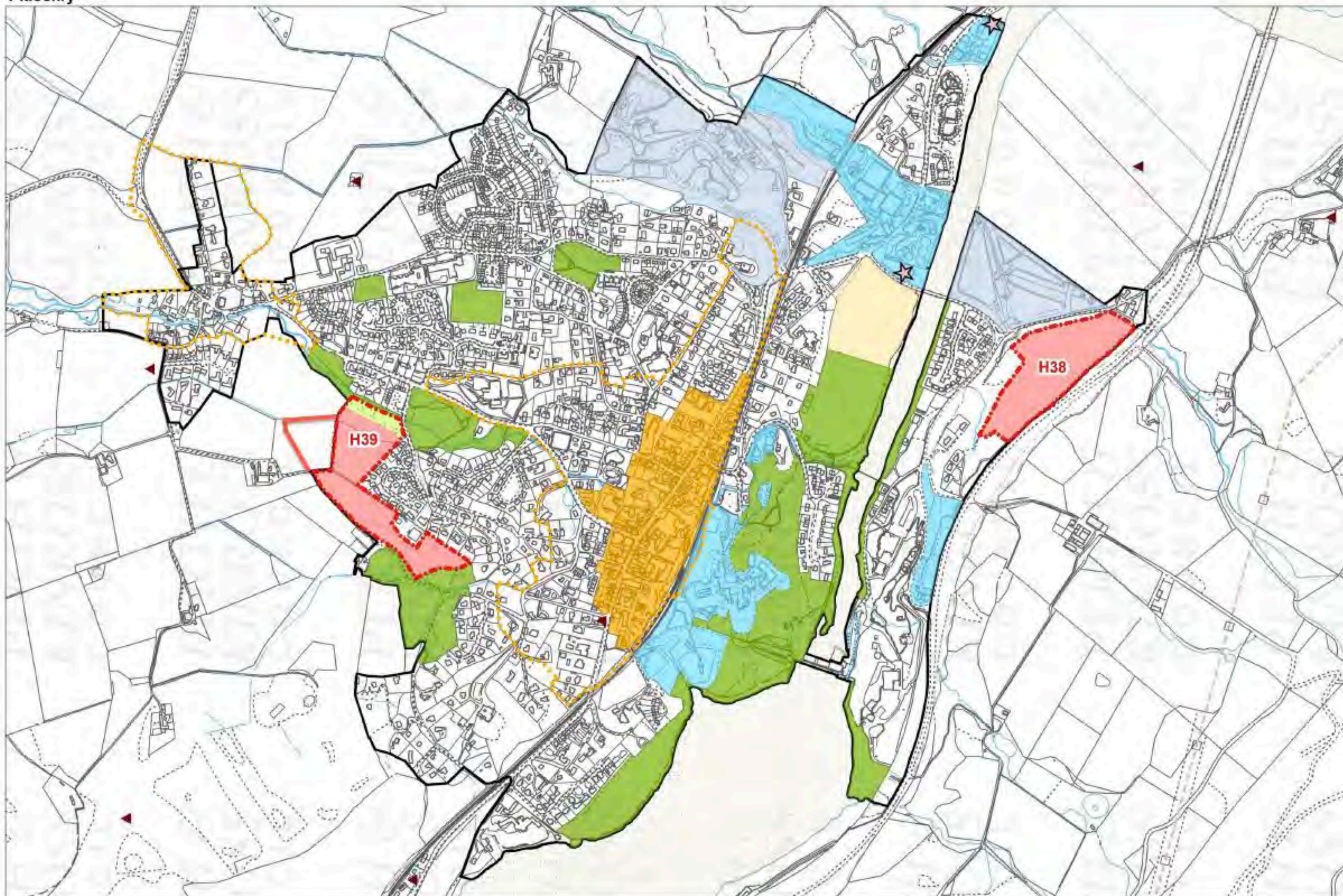
Or alternatively by post to:

Local Development Plan Team  
Perth and Kinross Council  
Pullar House  
35 Kinnoull Street  
Perth  
PH1 5GD

The Call for Sites process will run from Tuesday 20 January 2015 for 10 weeks. Completed Submissions must be received by Tuesday 31 March 2015.



## Pitlochry







# Perth and Kinross Local Development Plan

## Call for Sites

20 January - 31 March 2015

This form should be used to make a submission to the call for sites process to promote a site for development or redevelopment in the Perth and Kinross Local Development Plan. This form should be used where a change to a settlement boundary is suggested but should not be used for housing sites of fewer than 5 units as the Local Development Plan does not identify sites of this scale. Requested information should be concise and to the point.

For help completing this form you are advised to read the associated [Guidance notes](#) or ring us on 01738 475300

### PART 1 APPLICANT AND SITE DETAILS

#### 1. Your Details

Name	<input type="text" value="Robin Baker"/>
Organisation/ Community Council	<input type="text" value="Robin Baker Architects"/>
Building No./Name	<input type="text" value="3 Tower Buildings"/>
Address	<input type="text" value="Station Road"/> <input type="text" value="Birnam"/>
Town/City	<input type="text" value="Dunkeld"/>
Postcode	<input type="text" value="PH8 0DS"/>
Telephone	<input type="text" value="01350 728116"/>
Mobile	<input type="text"/>
Email	<input type="text" value="info@robinbakerarchitects.com"/>

#### 2. Lead Developers Details (if any)

Name	<input type="text" value="-"/>
Organisation	<input type="text"/>
Building No./Name	<input type="text"/>
Address	<input type="text"/>
Town/ City	<input type="text"/>
Postcode	<input type="text"/>
Telephone	<input type="text"/>
Mobile	<input type="text"/>
Email	<input type="text"/>

#### 3. Primary Landowner's Details (if known)

Name	<input type="text" value="Mr. A. Stewart-Wilson"/>	Postcode	<input type="text"/>
organisation	<input type="text"/>	Telephone	<input type="text"/>
Building No./Name	<input type="text"/>	Mobile	<input type="text"/>
Address	<input type="text"/>	Email	<input type="text"/>
Town/City	<input type="text"/>		

- ☒ Please confirm, by ticking this box, that the landowner(s) has been notified that a submission is being made to the Call for Sites process relating to the land in their ownership?  
See question 33.

**4. Who is the main contact for this submission?**

- ☒ You      ☐ Developer      ☐ Land Owner  
☐ Other

**5. Site Area**

Please state the site area in either hectares or square metres:

Hectares (ha)

Square Metres (sq m)

**6. Postal Address or Location of proposed Development** (please include postcode)

Please identify the location of the site in your accompanying location plan.

Manse Road  
Moulin  
Pitlochry  
PH16 5EP

**7. Current and Proposed Land Use**

Please describe the current designation and use of the site:

Agricultural - field is currently used for grazing.

What land use would you like the site considered for?

Class 9 - Houses

Up to 7 No. small 2/3 bedroom terraced houses at west end including affordable housing & 4 No. 3/4 bedroom detached houses at east end.

This site was previously submitted for consideration in the LDP and was identified as site 698 which included the whole field and aligned the settlement boundary with the conservation area boundary.

Part of the field to the north, beside the A924, has been left out of the proposed development to leave this as grazing to preserve the key view of the village from the A924 on the approach from the north-east.



## PART 2 ADDRESSING THE SELECTION CRITERIA

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### ENHANCING PLACE

**8. Which of the strategic objectives within the Perth and Kinross Community Planning Partnership's Community Plan 2013 - 2023 does the proposal support?** Select all that apply.

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

Please explain how?

Delivering high-quality housing in a pleasant, safe and secure neighbourhood with good access to community facilities and the natural environment of the countryside.

**9. How will the proposal support local communities? How will the proposal enhance or create new local facilities?**

Pitlochry and the environs including the historical village of Moulin are very popular with both families and people of retirement age wishing to settle in a rural location with the facilities of a small town. The proposed development will increase the population who are supporting the local services and employment in a sustainable way by providing housing that is carefully designed to complement the existing settlement pattern, maintain & enhance the natural environment.

**10. Will the proposal create any permanent employment within Perth and Kinross?**

It will support the local businesses, shops, schools, leisure & recreation facilities.

**11. If the proposal will result in a loss of employment land, please give further details.**

None

**12. If the proposal supports a designated National Planning Framework national priority or a site identified in the Strategic Development Plan, please give details.**

n/a

**13. Explain how the proposal meets a potential land supply issue in the Perth and Kinross Local Development Plan.**

Please note that for housing sites we are most interested in receiving information on potential sites in the housing market areas covering Highland, Strathmore and Strathearn; there is unlikely to be a need for additional land in the Perth Housing Market Area or the Kinross Housing Market Area. For further information please see the associated Guidance Notes.

This site could be regarded as two sites, the west area considered suitable for up to 7 small houses and the east area considered suitable for 4 larger houses. The proposed development site amounts to a modest but potentially significant addition to accommodation within the village.

This site can supplement the 2 sites identified within the existing LDP on the Pitlochry plan.

**14. Is the proposed site within or next to an existing settlement area?**

☒ Yes      ☐ No

**15. Is the proposed site within the Green Belt as identified in the Perth and Kinross Local Development Plan?**

☐ Yes, go to question 16      ☒ No, go to question 17

**16. Describe what makes the proposal suitable or appropriate at a green belt location. Is a green belt location essential? If so, why?**

n/a

**17. Will the proposal affect any cultural heritage asset(s)?**

(for example, Scheduled Monuments, archaeological sites, listed buildings and or their setting, Conservation Areas, Gardens and Design Landscapes, Historical Battlefields). Please provide details of the asset(s) and of the impact (positive or negative) that the proposal will have.

The proposed site is located within the Moulin Conservation Area.

The development would need to be of a high quality of design to preserve and enhance the character of the conservation area.

The views of the village from the A924 would need to be respected by carefully planned layout and landscaping.

**18. Provide details of any known previous development of the site.**

Agricultural use.

**19. Will development of this site re-use existing buildings?**

None existing.

**20. Explain the compatibility of the proposal with neighbouring uses.**

The proposed site can be developed in a manner that fits into the existing settlement pattern and landscape framework.

**21. Explain the compatibility of the proposal with the existing character of the surrounding area.**

The development would need to be of a high quality of design to preserve and enhance the character of the conservation area.

The Primary Landowner's family has lived at Balnakeilly for over 400 years, and has always been closely involved with Moulin and its Community. The family owns the Moulin Hotel, and views the preservation of the character and atmosphere of the village as being of great importance. Any development would be entirely in keeping with this view.

**22. How does the site's location promote the use of sustainable transport?**

The site is close to the town of Pitlochry with good public transport services.

**23. Does the site make best use of solar gain? Is the site protected from prevailing winds?**

The land is on a south-facing slope and is reasonably sheltered from prevailing winds being to the NE of the village.

**INFRASTRUCTURE CAPACITY**

**24. Is the site serviced by the following existing utilities infrastructure? Select all that apply.**

☒ Water

☒ Sewerage

☒ Electricity

☐ Gas

☐ Telecommunications/Digital

**25. Have you approached the relevant utility providers to discuss whether capacity exists within the utility network?** Please give details.

No

**26. Explain how the site relates to existing road and rail networks.**

Pitlochry has good bus services, via the A9, and a railway station.

**27. Please provide details of any known capacity issues in the existing road and rail networks and how these can be overcome.**

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

None

#### SITE TECHNICAL CONSTRAINTS

**28. Do you have information that supports that the site is free from, or can be made free of any constraints?**

(For example, site stability, contamination, flood risk, overhead lines, health and safety exclusion zones)

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

Land use has always been agricultural with no indication of instability, flooding or contamination.

**29. Please explain what effect the proposal will have on the landscape character of the area.**

The proposed site can be developed in a manner that fits into the existing settlement pattern and landscape framework. Part of the field to the north, beside the A924, has been left out of the proposed development to leave this as a buffer zone.

**30. How will the development contribute to the green network?**

New planting of hedges & trees will maintain and enhance the biodiversity with new habitats.

**31. Is this site located within 2km of, or likely to have an effect on a designated Natura 2000 site?**

Please give details.

☐ Yes      ☒ No

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

**32. In what way would development of the site impact on a national, regional or local designated site?**

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

Not on or adjacent to the site.

## DELIVERABILITY IN THE PLAN PERIOD

**33. What is the ownership/control status of the site?** Select all that apply.

- |   |   |
|---|---|
| <input type="checkbox"/> Owned/controlled by single developer.                | <input type="checkbox"/> Owned/controlled by multiple developers. |
| <input checked="" type="checkbox"/> Controlled by single owner.               | <input type="checkbox"/> In control of multiple owners.           |
| <input type="checkbox"/> In partnership with a developer.                     | <input type="checkbox"/> In partnership with multiple developers. |
| <input checked="" type="checkbox"/> No developer involvement in the proposal. |   |

Where there are additional developers or landowners involved please provide details.

**34. When is the development proposed to take place on the site?**

- ☒ Within 5 years of adoption of the Local Development Plan (up to 2023)
- ☐ Within 5-10 years (up to 2023 – 2028)
- ☐ Beyond 10 years (beyond 2028)

**35. Provide details to demonstrate that the site can be considered effective in terms of any housing proposals.**

(Whole, or in part to establish the suitability of the proposal in this regard).

No detailed design proposals submitted at this preliminary stage.

The proposed site can be developed in a manner that fits into the existing settlement pattern and landscape framework without detrimental effect on the conservation area.

## PART 3 DECLARATIONS

### Action Programme

- ☒ I, the promoter/agent confirm that if my site is successful in the Call for Sites process and promoted within the Local Development Plan I will provide the Council with information as required to allow the Council to fulfill its duties to prepare Action Programmes.

### Further Information

- ☒ I, the promoter/agent confirm I am aware that as part of the Local Development Plan process I may be required to provide further information in the form of studies/investigations or other documentation prepared by suitably qualified professionals to support the information I have provided on this form and/or to establish the suitability of the site for development or redevelopment in line with the proposed use.

- ☒ I, the promoter/agent accept that details of this proposal may be publicised as part of consultation on this and future phases of the preparation of the local Development Plan.

**Signature**

- ☒ I, the promoter/agent certify that this is a submission for the Call for Sites process as part of Perth and Kinross Local Development Plan. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge (for electronic submissions, please confirm your statement by ticking the box instead of providing signature).

**Signature:**



**Name:**

Robin Baker

**Date:**

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.

**36. How did you find out about the call for sites process?** optional question.

- ☐ Councils website
- ☐ Notice in Newspaper, could you tell us which one below?
- ☒ PKC Development Plan Scheme
- ☐ Telephone enquiry to Council
- ☐ Email enquiry to Council
- ☐ Social Media (e.g. Twitter, Facebook)
- ☐ Other, could you tell us how below?

Further information

---

Completed Submission forms and location plans should be addressed to  
[developmentplan@pkc.gov.uk](mailto:developmentplan@pkc.gov.uk)

Or alternatively by post to:

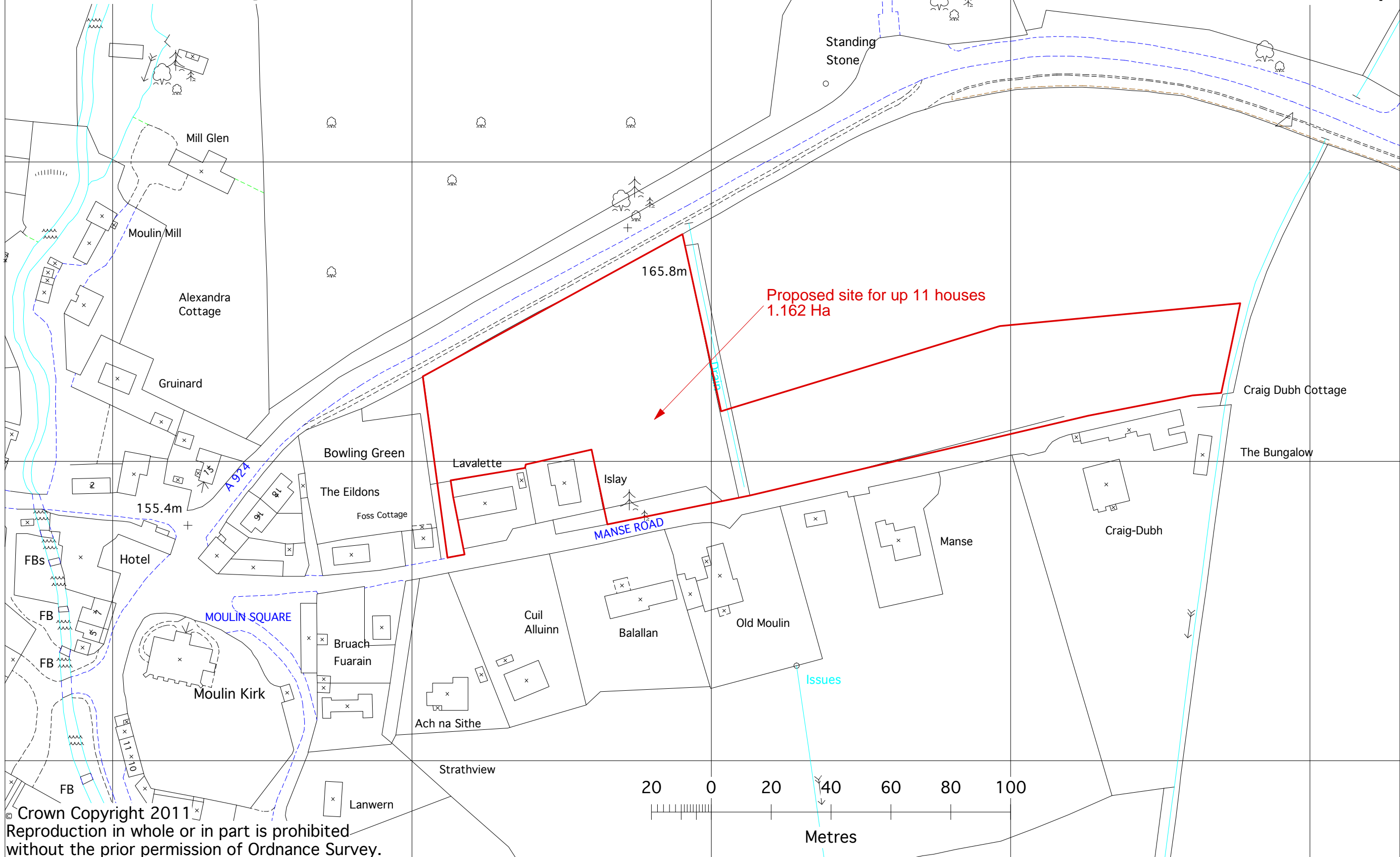
Local Development Plan Team  
Perth and Kinross Council  
Pullar House  
35 Kinnoull Street  
Perth  
PH1 5GD

The Call for Sites process will run from Tuesday 20 January 2015 for 10 weeks. Completed Submissions must be received by Tuesday 31 March 2015.



# Ordnance Survey

# OS Sitemap



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 All discrepancies are to be reported to the architect immediately.  
 This drawing is to be read in conjunction with all related Architects, Engineers' and Specialist drawings and relevant information.  
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Tower Buildings  
 Station Road  
 Birnam PH8 0DS  
  
 T 01350 728116  
 F 01350728117  
 info@robinbakerarchitects.com

Project: Housing at Manse Road, Moulin  
 Client: Mr. A. Stewart-Wilson  
 Drawing: Site Location Plan

Scale: 1:1250@ A3  
 Drawn: RB  
 Date: 6 March 2015

Drawing No: 1008\_S05  
 Revs:



# Perth and Kinross Local Development Plan

## Call for Sites

20 January - 31 March 2015

This form should be used to make a submission to the call for sites process to promote a site for development or redevelopment in the Perth and Kinross Local Development Plan. This form should be used where a change to a settlement boundary is suggested but should not be used for housing sites of fewer than 5 units as the Local Development Plan does not identify sites of this scale. Requested information should be concise and to the point.

For help completing this form you are advised to read the associated [Guidance notes](#) or ring us on 01738 475300

### PART 1 APPLICANT AND SITE DETAILS

---

#### 1. Your Details

Name	<input type="text" value="Catherine Newton"/>
Organisation/ Community Council	<input type="text" value="Bell Ingram"/>
Building No./Name	<input type="text" value="Durn"/>
Address	<input type="text" value="Isla Road"/>
Town/City	<input type="text" value="Perth"/>
Postcode	<input type="text" value="PH2 7HF"/>
Telephone	<input type="text" value="01738 621 121"/>
Mobile	<input type="text"/>
Email	<input type="text" value="catherine.newton@bellingham.co.uk"/>

#### 2. Lead Developers Details (if any)

Name	<input type="text"/>
Organisation	<input type="text"/>
Building No./Name	<input type="text"/>
Address	<input type="text"/>
Town/ City	<input type="text"/>
Postcode	<input type="text"/>
Telephone	<input type="text"/>
Mobile	<input type="text"/>
Email	<input type="text"/>

#### 3. Primary Landowner's Details (if known)

Name	<input type="text" value="Forestry Commission Scotland"/>	Postcode	<input type="text"/>
organisation	<input type="text" value="c/o Bell Ingram"/>	Telephone	<input type="text"/>
Building No./Name	<input type="text"/>	Mobile	<input type="text"/>
Address	<input type="text"/>	Email	<input type="text"/>
Town/City	<input type="text"/>		

- ☒ Please confirm, by ticking this box, that the landowner(s) has been notified that a submission is being made to the Call for Sites process relating to the land in their ownership?  
See question 33.

**4. Who is the main contact for this submission?**

☒ You ☐ Developer ☐ Land Owner

☐ Other

**5. Site Area**

Please state the site area in either hectares or square metres:

Hectares (ha)

1.4

Square Metres (sq m)

**6. Postal Address or Location of proposed Development** (please include postcode)

Please identify the location of the site in your accompanying location plan.

Land at Clunie Bridge Road, Pitlochry  
NN 930 586

**7. Current and Proposed Land Use**

Please describe the current designation and use of the site:

The site is currently woodland adjacent to the settlement boundary.

What land use would you like the site considered for?

Proposed use is for housing.

## PART 2 ADDRESSING THE SELECTION CRITERIA

---

### ENHANCING PLACE

**8. Which of the strategic objectives within the Perth and Kinross Community Planning Partnership's Community Plan 2013 - 2023 does the proposal support? Select all that apply.**

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

Please explain how?

The development of the site for housing on the edge of Pitlochry would provide new housing in a sustainable location which is close to existing community facilities and local services. Developer Contributions would be made in accordance with existing PKC Supplementary Guidance for housing, education and transport infrastructure.

**9. How will the proposal support local communities? How will the proposal enhance or create new local facilities?**

Housing in this location would provide additional support for community facilities and services which serve the wider Highland area.

**10. Will the proposal create any permanent employment within Perth and Kinross?**

N/A

**11. If the proposal will result in a loss of employment land, please give further details.**

N/A

**12. If the proposal supports a designated National Planning Framework national priority or a site identified in the Strategic Development Plan, please give details.**

N/A

**13. Explain how the proposal meets a potential land supply issue in the Perth and Kinross Local Development Plan.**

Please note that for housing sites we are most interested in receiving information on potential sites in the housing market areas covering Highland, Strathmore and Strathearn; there is unlikely to be a need for additional land in the Perth Housing Market Area or the Kinross Housing Market Area. For further information please see the associated Guidance Notes.

The site is in Highland Housing Market area where PKC are most interested in potential sites and adjacent to an existing principle settlement in accordance with TAYplan.

**14. Is the proposed site within or next to an existing settlement area?**

☒ Yes      ☐ No

**15. Is the proposed site within the Green Belt as identified in the Perth and Kinross Local Development Plan?**

☐ Yes, go to question 16      ☒ No, go to question 17

**16. Describe what makes the proposal suitable or appropriate at a green belt location. Is a green belt location essential? If so, why?**

**17. Will the proposal affect any cultural heritage asset(s)?**

(for example, Scheduled Monuments, archaeological sites, listed buildings and or their setting, Conservation Areas, Gardens and Design Landscapes, Historical Battlefields). Please provide details of the asset(s) and of the impact (positive or negative) that the proposal will have.

N/A

**18. Provide details of any known previous development of the site.**

None

**19. Will development of this site re-use existing buildings?**

No

**20. Explain the compatibility of the proposal with neighbouring uses.**

The residential use of the site would be compatible with the existing residential area.

**21. Explain the compatibility of the proposal with the existing character of the surrounding area.**

The residential use of the site would be compatible with the existing residential area.

**22. How does the site's location promote the use of sustainable transport?**

The site is on the edge of the town which would provide the opportunity for residents to walk and/or cycle to shops, schools and services. The site is close to the main road A924 through Pitlochry and A9. It is therefore easily accessible to public transport via buses and the nearby train station.

**23. Does the site make best use of solar gain? Is the site protected from prevailing winds?**

The site layout could be designed to make best use of solar gain and is south west facing. The surrounding topography and trees would shelter the site from prevailing winds.

**INFRASTRUCTURE CAPACITY**

**24. Is the site serviced by the following existing utilities infrastructure? Select all that apply.**

☒ Water

☒ Sewerage

☒ Electricity

☒ Gas

☒ Telecommunications/Digital

**25. Have you approached the relevant utility providers to discuss whether capacity exists within the utility network?** Please give details.

No

**26. Explain how the site relates to existing road and rail networks.**

The site is adjacent to the A924 and with easy access of the A9. There is a railway station in the centre of Pitlochry.

**27. Please provide details of any known capacity issues in the existing road and rail networks and how these can be overcome.**

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

Not known.

#### SITE TECHNICAL CONSTRAINTS

**28. Do you have information that supports that the site is free from, or can be made free of any constraints?**

(For example, site stability, contamination, flood risk, overhead lines, health and safety exclusion zones)

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

The site is located outwith the flood risk area on the SEA flood map. There are no overhead power lines and no health and safety exclusion zones or contaminated land that we are aware of.



**29. Please explain what effect the proposal will have on the landscape character of the area.**

The retention of trees along the boundary of the site would ensure that there would be no adverse impact on the character of the area.

**30. How will the development contribute to the green network?**

The site has the potential to contribute to the green network.

**31. Is this site located within 2km of, or likely to have an effect on a designated Natura 2000 site?**

Please give details.

☒ Yes      ☐ No

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

The site is within 2km of the River Tay SAC.

**32. In what way would development of the site impact on a national, regional or local designated site?**

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

Not known.

## DELIVERABILITY IN THE PLAN PERIOD

**33. What is the ownership/control status of the site?** Select all that apply.

- |  |   |
|--|---|
| <input type="checkbox"/> Owned/controlled by single developer.     | <input type="checkbox"/> Owned/controlled by multiple developers. |
| <input checked="" type="checkbox"/> Controlled by single owner.    | <input type="checkbox"/> In control of multiple owners.           |
| <input type="checkbox"/> In partnership with a developer.          | <input type="checkbox"/> In partnership with multiple developers. |
| <input type="checkbox"/> No developer involvement in the proposal. |   |

Where there are additional developers or landowners involved please provide details.

**34. When is the development proposed to take place on the site?**

- ☒ Within 5 years of adoption of the Local Development Plan (up to 2023)
- ☐ Within 5-10 years (up to 2023 – 2028)
- ☐ Beyond 10 years (beyond 2028)

**35. Provide details to demonstrate that the site can be considered effective in terms of any housing proposals.**

(Whole, or in part to establish the suitability of the proposal in this regard).

The site is surplus to Forestry Commission Scotland requirements and could be disposed of if allocated for development.

## PART 3 DECLARATIONS

---

### Action Programme

- ☒ I, the promoter/agent confirm that if my site is successful in the Call for Sites process and promoted within the Local Development Plan I will provide the Council with information as required to allow the Council to fulfill its duties to prepare Action Programmes.

### Further Information

- ☒ I, the promoter/agent confirm I am aware that as part of the Local Development Plan process I may be required to provide further information in the form of studies/investigations or other documentation prepared by suitably qualified professionals to support the information I have provided on this form and/or to establish the suitability of the site for development or redevelopment in line with the proposed use.

- ☒ I, the promoter/agent accept that details of this proposal may be publicised as part of consultation on this and future phases of the preparation of the local Development Plan.

**Signature**

- ☒ I, the promoter/agent certify that this is a submission for the Call for Sites process as part of Perth and Kinross Local Development Plan. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge (for electronic submissions, please confirm your statement by ticking the box instead of providing signature).

**Signature:**

**Name:**

**Date:**

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.

**36. How did you find out about the call for sites process?** optional question.

- ☐ Councils website
- ☐ Notice in Newspaper, could you tell us which one below?
- ☐ PKC Development Plan Scheme
- ☐ Telephone enquiry to Council
- ☐ Email enquiry to Council
- ☐ Social Media (e.g. Twitter, Facebook)
- ☒ Other, could you tell us how below?

Further information

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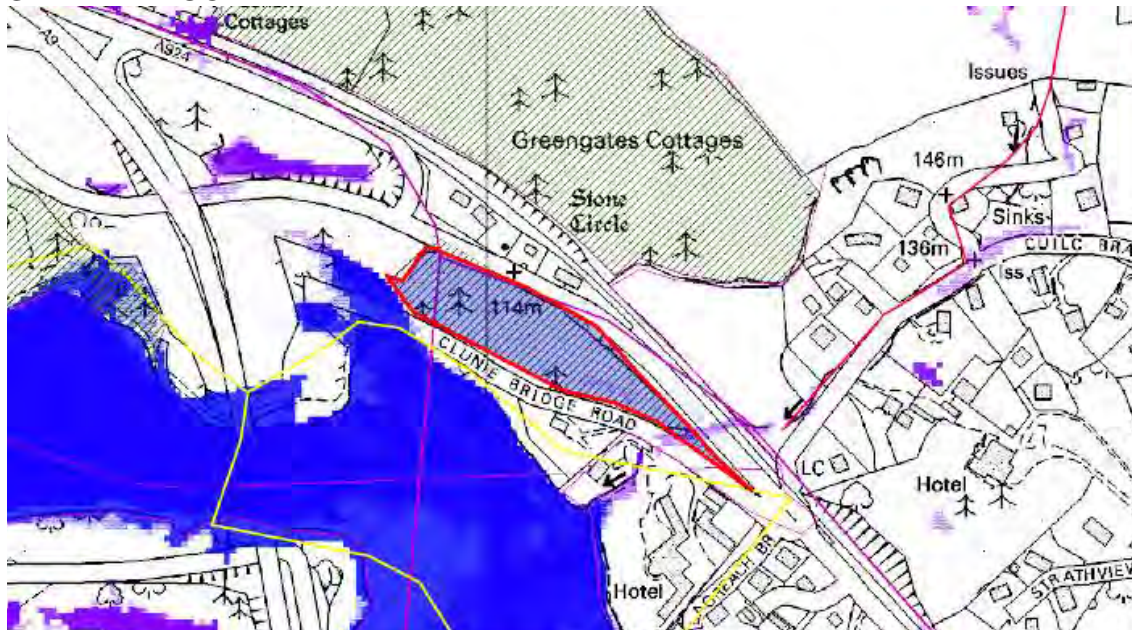
Completed Submission forms and location plans should be addressed to  
[developmentplan@pkc.gov.uk](mailto:developmentplan@pkc.gov.uk)

Or alternatively by post to:

Local Development Plan Team  
Perth and Kinross Council  
Pullar House  
35 Kinnoull Street  
Perth  
PH1 5GD

The Call for Sites process will run from Tuesday 20 January 2015 for 10 weeks. Completed Submissions must be received by Tuesday 31 March 2015.

## SITE 1: PITLOCHRY



### Site Details

**Site Address:** Land at Clunie Bridge Road

**Site Size (hectares):** 1.4

**Grid Reference:** NN 930 586

**Site Description:** Woodland

**Existing Use:** None

**Proposed Use:** Housing

**Planning History:** None

**Access and Services:** Direct road access and utilities available

### Environmental Info

**Core Paths and Recreation:** Not evident but some informal recreation likely

**Watercourses and flooding:** None

**Trees and Woodland:** SNAWI



# Perth and Kinross Local Development Plan

## Call for Sites

20 January - 31 March 2015

This form should be used to make a submission to the call for sites process to promote a site for development or redevelopment in the Perth and Kinross Local Development Plan. This form should be used where a change to a settlement boundary is suggested but should not be used for housing sites of fewer than 5 units as the Local Development Plan does not identify sites of this scale. Requested information should be concise and to the point.

For help completing this form you are advised to read the associated [Guidance notes](#) or ring us on 01738 475300

### PART 1 APPLICANT AND SITE DETAILS

---

#### 1. Your Details

Name	<input type="text" value="Ewan Maclean"/>
Organisation/ Community Council	<input type="text" value="Emac Planning LLP"/>
Building No./Name	<input type="text" value="Ballinard House"/>
Address	<input type="text" value="3 Davidson Street&lt;br/&gt;Broughty Ferry"/>
Town/City	<input type="text" value="Dundee"/>
Postcode	<input type="text" value="DD5 3AS"/>
Telephone	<input type="text" value="01382 738822"/>
Mobile	<input type="text" value="07860 968006"/>
Email	<input type="text" value="ewan@emacplanning.co.uk"/>

#### 2. Lead Developers Details (if any)

Name	<input type="text" value="John Stephen"/>
Organisation	<input type="text" value="A &amp; J Stephen (Builders) Limited"/>
Building No./Name	<input type="text" value="Stephen House"/>
Address	<input type="text" value="Edinburgh Road"/>
Town/ City	<input type="text" value="Perth"/>
Postcode	<input type="text" value="PH2 8BS"/>
Telephone	<input type="text" value="01738 620721"/>
Mobile	<input type="text"/>
Email	<input type="text" value="john.stephen@stephen.co.uk"/>

#### 3. Primary Landowner's Details (if known)

Name	<input type="text"/>	Postcode	<input type="text"/>
organisation	<input type="text"/>	Telephone	<input type="text"/>
Building No./Name	<input type="text"/>	Mobile	<input type="text"/>
Address	<input type="text"/>	Email	<input type="text"/>
Town/City	<input type="text"/>		

- ☒ Please confirm, by ticking this box, that the landowner(s) has been notified that a submission is being made to the Call for Sites process relating to the land in their ownership?  
See question 33.

**4. Who is the main contact for this submission?**

- ☒ You      ☐ Developer      ☐ Land Owner  
☐ Other

**5. Site Area**

Please state the site area in either hectares or square metres:

Hectares (ha)

Square Metres (sq m)

**6. Postal Address or Location of proposed Development** (please include postcode)

Please identify the location of the site in your accompanying location plan.

Land at Middleton of Fonab, Pitlochry.

**7. Current and Proposed Land Use**

Please describe the current designation and use of the site:

Agriculture.

What land use would you like the site considered for?

Support for allocation H38 and appropriate minor extension in the north west corner of the site as shown on the attached plan. Assurance of delivery by A&J Stephen in the Plan period. A Proposal of Application Notice is currently being prepared and will shortly be submitted to start the application process and the appropriate community engagement.

## PART 2 ADDRESSING THE SELECTION CRITERIA

---

### ENHANCING PLACE

**8. Which of the strategic objectives within the Perth and Kinross Community Planning Partnership's Community Plan 2013 - 2023 does the proposal support? Select all that apply.**

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

Please explain how?

**9. How will the proposal support local communities? How will the proposal enhance or create new local facilities?**

**10. Will the proposal create any permanent employment within Perth and Kinross?**

**11. If the proposal will result in a loss of employment land, please give further details.**

**12. If the proposal supports a designated National Planning Framework national priority or a site identified in the Strategic Development Plan, please give details.**

**13. Explain how the proposal meets a potential land supply issue in the Perth and Kinross Local Development Plan.**

Please note that for housing sites we are most interested in receiving information on potential sites in the housing market areas covering Highland, Strathmore and Strathearn; there is unlikely to be a need for additional land in the Perth Housing Market Area or the Kinross Housing Market Area. For further information please see the associated Guidance Notes.

**14. Is the proposed site within or next to an existing settlement area?**

☒ Yes      ☐ No

**15. Is the proposed site within the Green Belt as identified in the Perth and Kinross Local Development Plan?**

☐ Yes, go to question 16      ☒ No, go to question 17



**16. Describe what makes the proposal suitable or appropriate at a green belt location. Is a green belt location essential? If so, why?**

**17. Will the proposal affect any cultural heritage asset(s)?**

(for example, Scheduled Monuments, archaeological sites, listed buildings and or their setting, Conservation Areas, Gardens and Design Landscapes, Historical Battlefields). Please provide details of the asset(s) and of the impact (positive or negative) that the proposal will have.

**18. Provide details of any known previous development of the site.**

**19. Will development of this site re-use existing buildings?**

**20. Explain the compatibility of the proposal with neighbouring uses.**

**21. Explain the compatibility of the proposal with the existing character of the surrounding area.**

**22. How does the site's location promote the use of sustainable transport?**

**23. Does the site make best use of solar gain? Is the site protected from prevailing winds?**

**INFRASTRUCTURE CAPACITY**

**24. Is the site serviced by the following existing utilities infrastructure?** Select all that apply.

- |                                |   |                                      |
|--------------------------------|---|--------------------------------------|
| <input type="checkbox"/> Water | <input type="checkbox"/> Sewerage                   | <input type="checkbox"/> Electricity |
| <input type="checkbox"/> Gas   | <input type="checkbox"/> Telecommunications/Digital |                                      |

**25. Have you approached the relevant utility providers to discuss whether capacity exists within the utility network? Please give details.**

**26. Explain how the site relates to existing road and rail networks.**

**27. Please provide details of any known capacity issues in the existing road and rail networks and how these can be overcome.**

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

#### SITE TECHNICAL CONSTRAINTS

**28. Do you have information that supports that the site is free from, or can be made free of any constraints?**

(For example, site stability, contamination, flood risk, overhead lines, health and safety exclusion zones)

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

**29. Please explain what effect the proposal will have on the landscape character of the area.**

**30. How will the development contribute to the green network?**

**31. Is this site located within 2km of, or likely to have an effect on a designated Natura 2000 site?**

Please give details.

☐ Yes      ☒ No

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

**32. In what way would development of the site impact on a national, regional or local designated site?**

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

## DELIVERABILITY IN THE PLAN PERIOD

**33. What is the ownership/control status of the site?** Select all that apply.

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Owned/controlled by single developer. | <input type="checkbox"/> Owned/controlled by multiple developers. |
| <input type="checkbox"/> Controlled by single owner.                      | <input type="checkbox"/> In control of multiple owners.           |
| <input type="checkbox"/> In partnership with a developer.                 | <input type="checkbox"/> In partnership with multiple developers. |
| <input type="checkbox"/> No developer involvement in the proposal.        |   |

Where there are additional developers or landowners involved please provide details.

**34. When is the development proposed to take place on the site?**

- ☒ Within 5 years of adoption of the Local Development Plan (up to 2023)
- ☐ Within 5-10 years (up to 2023 – 2028)
- ☐ Beyond 10 years (beyond 2028)

**35. Provide details to demonstrate that the site can be considered effective in terms of any housing proposals.**

(Whole, or in part to establish the suitability of the proposal in this regard).

Support for allocation H38 and appropriate minor extension in the north west corner of the site as shown on the attached plan. Assurance of delivery by A&J Stephen in the Plan period. A Proposal of Application Notice is currently being prepared and will shortly be submitted to start the application process and the appropriate community engagement.

## PART 3 DECLARATIONS

### Action Programme

- ☒ I, the promoter/agent confirm that if my site is successful in the Call for Sites process and promoted within the Local Development Plan I will provide the Council with information as required to allow the Council to fulfill its duties to prepare Action Programmes.

### Further Information

- ☒ I, the promoter/agent confirm I am aware that as part of the Local Development Plan process I may be required to provide further information in the form of studies/investigations or other documentation prepared by suitably qualified professionals to support the information I have provided on this form and/or to establish the suitability of the site for development or redevelopment in line with the proposed use.

- ☒ I, the promoter/agent accept that details of this proposal may be publicised as part of consultation on this and future phases of the preparation of the local Development Plan.

**Signature**

- ☒ I, the promoter/agent certify that this is a submission for the Call for Sites process as part of Perth and Kinross Local Development Plan. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge (for electronic submissions, please confirm your statement by ticking the box instead of providing signature).

**Signature:**

**Name:**

**Date:**

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.

**36. How did you find out about the call for sites process?** optional question.

- ☒ Councils website
- ☐ Notice in Newspaper, could you tell us which one below?
- ☐ PKC Development Plan Scheme
- ☐ Telephone enquiry to Council
- ☐ Email enquiry to Council
- ☐ Social Media (e.g. Twitter, Facebook)
- ☐ Other, could you tell us how below?

Further information

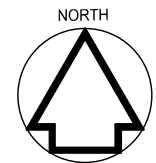
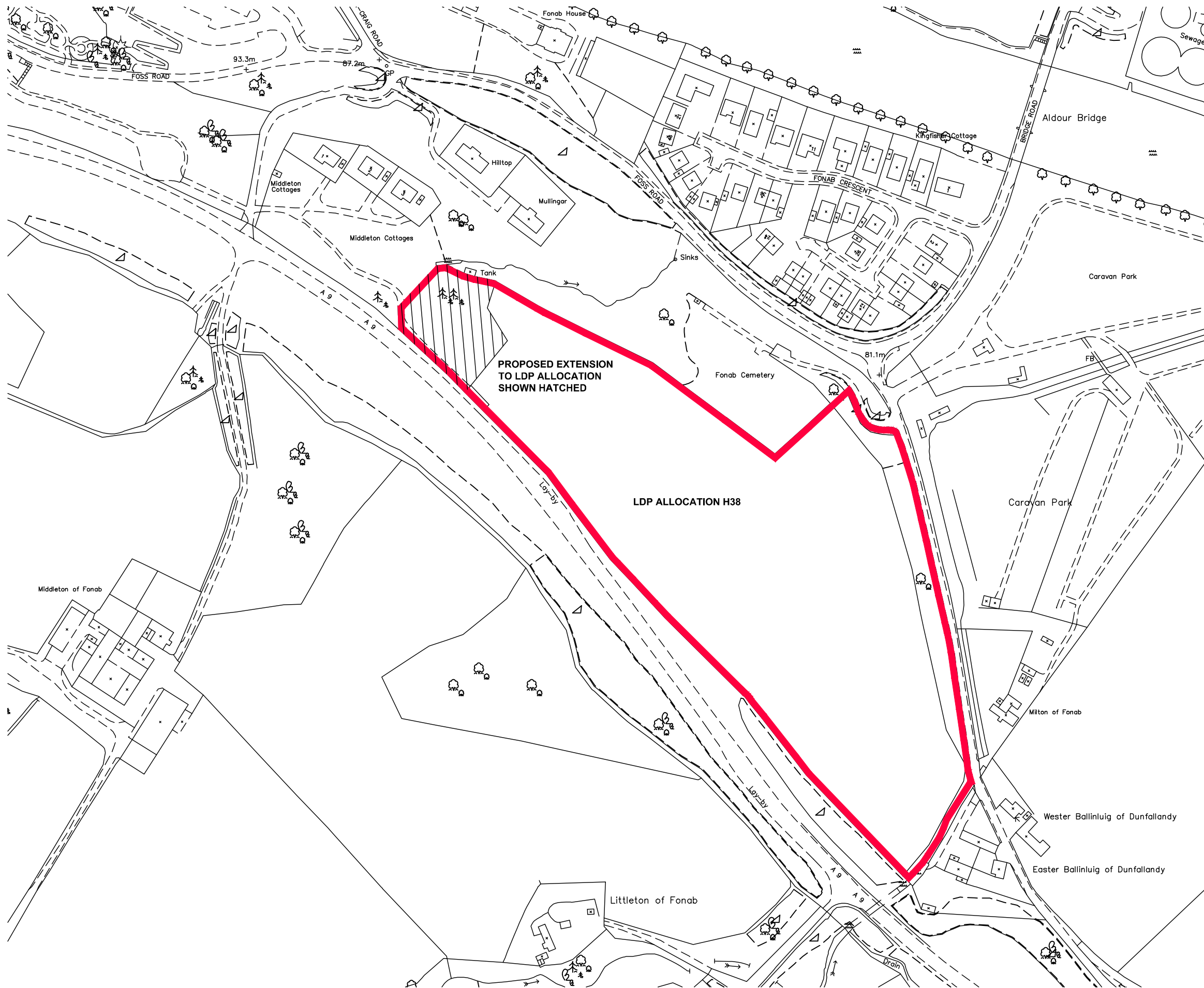
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Completed Submission forms and location plans should be addressed to  
[developmentplan@pkc.gov.uk](mailto:developmentplan@pkc.gov.uk)

Or alternatively by post to:

Local Development Plan Team  
Perth and Kinross Council  
Pullar House  
35 Kinnoull Street  
Perth  
PH1 5GD

The Call for Sites process will run from Tuesday 20 January 2015 for 10 weeks. Completed Submissions must be received by Tuesday 31 March 2015.



0 10 20 30 40 50 60 70 80 90 100 metres  
SCALE 1:2500

No	Date	Revision	By
<div><div>S</div><div>A &amp; J Stephen Ltd Stephen House, Edinburgh Road, Perth PH2 8BS Telephone 01738 620721</div></div>			
Project	PROPOSED RESIDENTIAL DEVELOPMENT AT MIDDLETON OF FONAB, PITLOCHRY		
Title	LAND AT MIDDLETON OF FONAB PITLOCHRY (LDP ALLOCATION H38)		
Drawn	M.MacD.	Date	03/03/2015
Scale	1:2500 @ A3		
House Type			
Drg No	S8488_4		Rev -



# Perth and Kinross Local Development Plan

## Call for Sites

20 January - 31 March 2015

This form should be used to make a submission to the call for sites process to promote a site for development or redevelopment in the Perth and Kinross Local Development Plan. This form should be used where a change to a settlement boundary is suggested but should not be used for housing sites of fewer than 5 units as the Local Development Plan does not identify sites of this scale. Requested information should be concise and to the point.

For help completing this form you are advised to read the associated [Guidance notes](#) or ring us on 01738 475300

### PART 1 APPLICANT AND SITE DETAILS

---

#### 1. Your Details

Name	<input type="text" value="Corinne MacDougall"/>
Organisation/ Community Council	<input type="text" value="Bidwells"/>
Building No./Name	<input type="text" value="5"/>
Address	<input type="text" value="Atholl Place"/>
Town/City	<input type="text" value="Perth"/>
Postcode	<input type="text" value="PH1 5NE"/>
Telephone	<input type="text" value="01738 630666"/>
Mobile	<input type="text"/>
Email	<input type="text" value="corinne.macdougall@bidwells.co.uk"/>

#### 2. Lead Developers Details (if any)

Name	<input type="text"/>
Organisation	<input type="text"/>
Building No./Name	<input type="text"/>
Address	<input type="text"/>
Town/ City	<input type="text"/>
Postcode	<input type="text"/>
Telephone	<input type="text"/>
Mobile	<input type="text"/>
Email	<input type="text"/>

#### 3. Primary Landowner's Details (if known)

Name	<input type="text" value="Pitlochry Estate Trust"/>	Postcode	<input type="text"/>
organisation	<input type="text"/>	Telephone	<input type="text"/>
Building No./Name	<input type="text"/>	Mobile	<input type="text"/>
Address	<input type="text" value="c/o Bidwells"/>	Email	<input type="text"/>
Town/City	<input type="text"/>		



- ☒ Please confirm, by ticking this box, that the landowner(s) has been notified that a submission is being made to the Call for Sites process relating to the land in their ownership?  
See question 33.

**4. Who is the main contact for this submission?**

- ☐ You      ☐ Developer      ☐ Land Owner  
☐ Other

**5. Site Area**

Please state the site area in either hectares or square metres:

Hectares (ha)

Square Metres (sq m)

**6. Postal Address or Location of proposed Development** (please include postcode)

Please identify the location of the site in your accompanying location plan.

Middleton Field  
Pitlochry

**7. Current and Proposed Land Use**

Please describe the current designation and use of the site:

Agricultural Use

What land use would you like the site considered for?

Residential Use. Support for allocation H38 and assurance of delivery of the Plan period. A Proposal of Application Notice is currently being prepared and will shortly be submitted to start the application process and the appropriate community engagement.

## PART 2 ADDRESSING THE SELECTION CRITERIA

---

### ENHANCING PLACE

**8. Which of the strategic objectives within the Perth and Kinross Community Planning Partnership's Community Plan 2013 - 2023 does the proposal support? Select all that apply.**

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

Please explain how?

Prosperous, inclusive and sustainable economy: The proposals will assist in providing the potential for a stronger and more sustainable local community and more attractive place to live, work and visit.

Supporting people to lead independent, healthy and active lives: The proposals present the opportunity to develop accessible, affordable housing within a pleasant and quiet environment close to Pitlochry town centre, local services and employment; are conveniently located to and can provide an improved range of housing options for those with particular needs; and, can provide improved housing choice in terms of appropriate size/types/affordability for the local market area which is experiencing an increasing high demand.

Creating a safe and sustainable place for future generations The sites proximity to Pitlochry town centre, public transport and a footpath network offers a sustainable place to live. The proposals will help to create a safe, clean and attractive environment for the local community, particularly utilising appropriate design.

**9. How will the proposal support local communities? How will the proposal enhance or create new local facilities?**

The provision of additional population will help to maintain existing local facilities within Pitlochry as well as generate a demand for further facilities.

**10. Will the proposal create any permanent employment within Perth and Kinross?**

The proposal enables the sustainable economic growth of Pitlochry through support from new residents to existing local shops and services. Development of this will support direct and indirect jobs for the homes built.

**11. If the proposal will result in a loss of employment land, please give further details.**

N/A

**12. If the proposal supports a designated National Planning Framework national priority or a site identified in the Strategic Development Plan, please give details.**

The proposals do not support a designated NPF national priority or a site identified in the Strategic Development Plan.

**13. Explain how the proposal meets a potential land supply issue in the Perth and Kinross Local Development Plan.**

Please note that for housing sites we are most interested in receiving information on potential sites in the housing market areas covering Highland, Strathmore and Strathearn; there is unlikely to be a need for additional land in the Perth Housing Market Area or the Kinross Housing Market Area. For further information please see the associated Guidance Notes.

The proposal offers the opportunity to extend housing allocation H38 at Middleton Farm. The extension would add further value to the site and increase its viability for development.

Pitlochry is one of three principal settlements in Highland Perthshire. There is a recognised shortfall in effective sites in Perth and Kinross, as discussed at the Examination, and in the letter by the Government signing off the adoption of the Local Development Plan. The main concern relates to the need to designate substantial housing land in Pitlochry in order for the proposed LDP to comply with the TAYplan Spatial Strategy. It is assessed that the effective capacity of Highland Perthshire will require a shorter term strategy where demand for housing is proven and established and therefore deliverable and effective.

**14. Is the proposed site within or next to an existing settlement area?**

☐ Yes      ☐ No

**15. Is the proposed site within the Green Belt as identified in the Perth and Kinross Local Development Plan?**

☐ Yes, go to question 16      ☐ No, go to question 17

**16. Describe what makes the proposal suitable or appropriate at a green belt location. Is a green belt location essential? If so, why?**

N/A

**17. Will the proposal affect any cultural heritage asset(s)?**

(for example, Scheduled Monuments, archaeological sites, listed buildings and or their setting, Conservation Areas, Gardens and Design Landscapes, Historical Battlefields). Please provide details of the asset(s) and of the impact (positive or negative) that the proposal will have.

N/A

**18. Provide details of any known previous development of the site.**

N/A

**19. Will development of this site re-use existing buildings?**

N/A

**20. Explain the compatibility of the proposal with neighbouring uses.**

The proposed residential use is considered to be compatible with H38 Housing Allocation in the adopted Local Plan

**21. Explain the compatibility of the proposal with the existing character of the surrounding area.**

The proposal would be for an extension to H38 Housing Allocation. It is within close proximity to the A9 employment land and residential land use. It is considered to be compatible with the surrounding area.

**22. How does the site's location promote the use of sustainable transport?**

The site is located within close walking distance of local bus routes and 10mins drive of Pitlochry railway station. The local footpath and cycle network could be linked to the site.

**23. Does the site make best use of solar gain? Is the site protected from prevailing winds?**

By taking into account the site's topography the masterplan would seek to maximise the best use of solar gain as well as protection of the sites from prevailing winds.

**INFRASTRUCTURE CAPACITY**

**24. Is the site serviced by the following existing utilities infrastructure? Select all that apply.**

☐ Water

☐ Sewerage

☐ Electricity

☐ Gas

☐ Telecommunications/Digital

**25. Have you approached the relevant utility providers to discuss whether capacity exists within the utility network? Please give details.**

**26. Explain how the site relates to existing road and rail networks.**

At all times future residents will be within walking distance of an existing bus service. The main bus route is on Foss Road. Pitlochry railway station is 10 minutes drive from the site. The site can be accessed from Foss Road which connects into Pitlochry Town Centre. Following the completion of the dualling of the A9 the site will be particularly accessible for commuters to Perth.

**27. Please provide details of any known capacity issues in the existing road and rail networks and how these can be overcome.**

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

Access will be taken from the existing road network. There are no known capacity issues.

#### SITE TECHNICAL CONSTRAINTS

**28. Do you have information that supports that the site is free from, or can be made free of any constraints?**

(For example, site stability, contamination, flood risk, overhead lines, health and safety exclusion zones)

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

There are no known topography, aspect, flooding, ground stability or contamination issues affecting the site. There are no overhead lines nor a Health and Safety Exclusion Zone

## SAFEGUARD GREEN INFRASTRUCTURE

### 29. Please explain what effect the proposal will have on the landscape character of the area.

The site is not covered by a candidate local landscape area in the PKC Local Landscape Designations Review. The landscape character of the site is a mix of agricultural land and tree plantation adjacent to the A9 Trunk road, which is the subject of dualling. A future masterplan, supported by a landscape framework, would seek to relate the development to the openness of the landscape character.

### 30. How will the development contribute to the green network?

The proposal offers the opportunity to connect to the local network with connections onto Logierait Road and enhance walking and cycling opportunities to Pitlochry Town Centre. It is anticipated that structural planting will be an integral component of the development.

### 31. Is this site located within 2km of, or likely to have an effect on a designated Natura 2000 site?

Please give details.

☐ Yes ☐ No

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

### 32. In what way would development of the site impact on a national, regional or local designated site?

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

N/A

## DELIVERABILITY IN THE PLAN PERIOD

**33. What is the ownership/control status of the site?** Select all that apply.

- |  |   |
|--|---|
| <input type="checkbox"/> Owned/controlled by single developer.     | <input type="checkbox"/> Owned/controlled by multiple developers. |
| <input checked="" type="checkbox"/> Controlled by single owner.    | <input type="checkbox"/> In control of multiple owners.           |
| <input type="checkbox"/> In partnership with a developer.          | <input type="checkbox"/> In partnership with multiple developers. |
| <input type="checkbox"/> No developer involvement in the proposal. |   |

Where there are additional developers or landowners involved please provide details.

N/A

**34. When is the development proposed to take place on the site?**

- ☐ Within 5 years of adoption of the Local Development Plan (up to 2023)
- ☐ Within 5-10 years (up to 2023 – 2028)
- ☐ Beyond 10 years (beyond 2028)

**35. Provide details to demonstrate that the site can be considered effective in terms of any housing proposals.**

(Whole, or in part to establish the suitability of the proposal in this regard).

Support for allocation H38 and assurance of delivery in the Plan period. A Proposal of Application Notice is currently being prepared and will shortly be submitted to start the application process and the appropriate community engagement.

The site meets the tests of effectiveness for the following reasons:

- The site is in the ownership of a single party that can be expected to release it for development during the local plan period
- The site is free from physical constraints related to aspect, flood risk, ground stability or vehicular access
- The site is free from contamination, overhead powerlines and Health and Safety Exclusion Zones
- Housing is the sole preferred use of the site
- No public funding is required to open the site for development and any infrastructure can be reasonably provided

## PART 3 DECLARATIONS

### Action Programme

- ☒ I, the promoter/agent confirm that if my site is successful in the Call for Sites process and promoted within the Local Development Plan I will provide the Council with information as required to allow the Council to fulfill its duties to prepare Action Programmes.

### Further Information

- ☒ I, the promoter/agent confirm I am aware that as part of the Local Development Plan process I may be required to provide further information in the form of studies/investigations or other documentation prepared by suitably qualified professionals to support the information I have provided on this form and/or to establish the suitability of the site for development or redevelopment in line with the proposed use.



- ☒ I, the promoter/agent accept that details of this proposal may be publicised as part of consultation on this and future phases of the preparation of the local Development Plan.

**Signature**

- ☒ I, the promoter/agent certify that this is a submission for the Call for Sites process as part of Perth and Kinross Local Development Plan. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge (for electronic submissions, please confirm your statement by ticking the box instead of providing signature).

**Signature:**

**Name:**

**Date:**

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.

**36. How did you find out about the call for sites process?** optional question.

- ☐ Councils website
- ☐ Notice in Newspaper, could you tell us which one below?
- ☒ PKC Development Plan Scheme
- ☐ Telephone enquiry to Council
- ☐ Email enquiry to Council
- ☐ Social Media (e.g. Twitter, Facebook)
- ☐ Other, could you tell us how below?

Further information

---

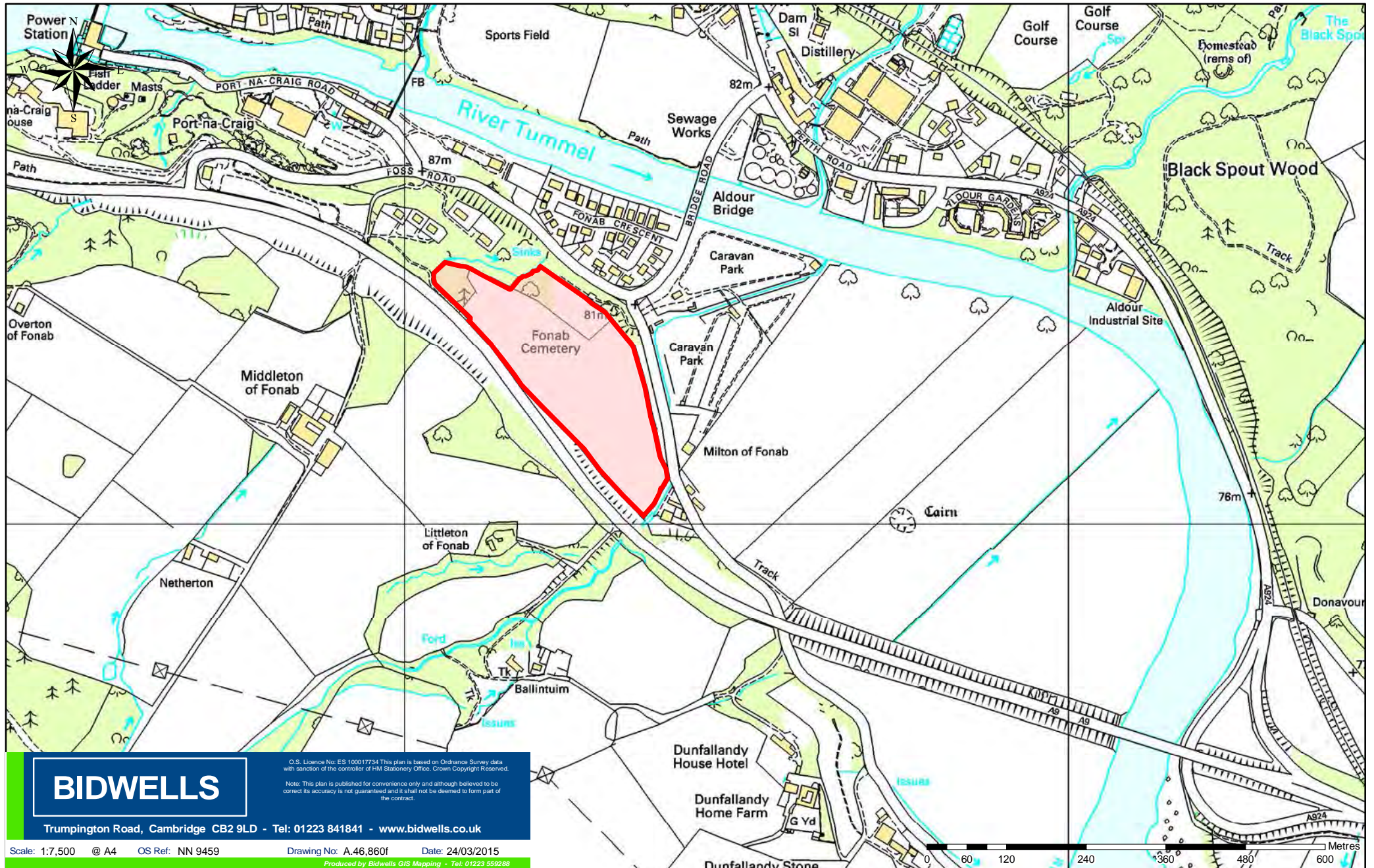
Completed Submission forms and location plans should be addressed to  
[developmentplan@pkc.gov.uk](mailto:developmentplan@pkc.gov.uk)

Or alternatively by post to:

Local Development Plan Team  
Perth and Kinross Council  
Pullar House  
35 Kinnoull Street  
Perth  
PH1 5GD

The Call for Sites process will run from Tuesday 20 January 2015 for 10 weeks. Completed Submissions must be received by Tuesday 31 March 2015.

# Middleton Field, Pitlochry







# Perth and Kinross Local Development Plan

## Call for Sites

20 January - 31 March 2015

This form should be used to make a submission to the call for sites process to promote a site for development or redevelopment in the Perth and Kinross Local Development Plan. This form should be used where a change to a settlement boundary is suggested but should not be used for housing sites of fewer than 5 units as the Local Development Plan does not identify sites of this scale. Requested information should be concise and to the point.

For help completing this form you are advised to read the associated [Guidance notes](#) or ring us on 01738 475300

### PART 1 APPLICANT AND SITE DETAILS

---

#### 1. Your Details

Name	<input type="text" value="Corinne MacDougall"/>
Organisation/ Community Council	<input type="text" value="Bidwells"/>
Building No./Name	<input type="text" value="5"/>
Address	<input type="text" value="Atholl Place"/>
Town/City	<input type="text" value="Perth"/>
Postcode	<input type="text" value="PH1 5NE"/>
Telephone	<input type="text" value="01738 630666"/>
Mobile	<input type="text"/>
Email	<input type="text" value="corinne.macdougall@bidwells.co.uk"/>

#### 2. Lead Developers Details (if any)

Name	<input type="text"/>
Organisation	<input type="text"/>
Building No./Name	<input type="text"/>
Address	<input type="text"/>
Town/ City	<input type="text"/>
Postcode	<input type="text"/>
Telephone	<input type="text"/>
Mobile	<input type="text"/>
Email	<input type="text"/>

#### 3. Primary Landowner's Details (if known)

Name	<input type="text" value="Pitlochry Estate Trust"/>	Postcode	<input type="text"/>
organisation	<input type="text"/>	Telephone	<input type="text"/>
Building No./Name	<input type="text"/>	Mobile	<input type="text"/>
Address	<input type="text" value="c/o Bidwells"/>	Email	<input type="text"/>
Town/City	<input type="text"/>		

☒ Please confirm, by ticking this box, that the landowner(s) has been notified that a submission is being made to the Call for Sites process relating to the land in their ownership?  
See question 33.

**4. Who is the main contact for this submission?**

☒ You ☐ Developer ☐ Land Owner

☐ Other

**5. Site Area**

Please state the site area in either hectares or square metres:

Hectares (ha)

0.81

Square Metres (sq m)

**6. Postal Address or Location of proposed Development** (please include postcode)

Please identify the location of the site in your accompanying location plan.

The Armoury Woods/Armoury Stables,  
Pitlochry

**7. Current and Proposed Land Use**

Please describe the current designation and use of the site:

Armoury Woods: Established and scrub woodland  
Armoury Stables: Abandoned stable site surrounded by scrub land.

What land use would you like the site considered for?

Residential Use Affordable Housing

## PART 2 ADDRESSING THE SELECTION CRITERIA

---

### ENHANCING PLACE

**8. Which of the strategic objectives within the Perth and Kinross Community Planning Partnership's Community Plan 2013 - 2023 does the proposal support? Select all that apply.**

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

Please explain how?

Prosperous, inclusive and sustainable economy: The proposals will assist in providing the potential for a stronger and more sustainable local community and more attractive place to live, work and visit.

Supporting people to lead independent, healthy and active lives: The proposals present the opportunity to develop accessible, affordable housing within a pleasant and quiet environment close to Pitlochry town centre, local services and employment; are conveniently located to and can provide an improved range of housing options for those with particular needs; and, can provide improved housing choice in terms of appropriate size/types/affordability for the local market area which is experiencing an increasing high demand.

Creating a safe and sustainable place for future generations The sites proximity to Pitlochry town centre, public transport and a footpath network offers a sustainable place to live. The proposals will help to create a safe, clean and attractive environment for the local community, particularly utilising appropriate design.

**9. How will the proposal support local communities? How will the proposal enhance or create new local facilities?**

The provision of additional population will help to maintain existing local facilities within Pitlochry as well as generate a demand for further facilities.

**10. Will the proposal create any permanent employment within Perth and Kinross?**

The proposal will not directly generate permanent employment however it is anticipated that through the provision of affordable housing it will assist a younger population being able to live and work in Pitlochry as well as commute to Perth.

**11. If the proposal will result in a loss of employment land, please give further details.**

N/A

**12. If the proposal supports a designated National Planning Framework national priority or a site identified in the Strategic Development Plan, please give details.**

The proposals do not support a designated NPF national priority or a site identified in the Strategic Development Plan.

**13. Explain how the proposal meets a potential land supply issue in the Perth and Kinross Local Development Plan.**

Please note that for housing sites we are most interested in receiving information on potential sites in the housing market areas covering Highland, Strathmore and Strathearn; there is unlikely to be a need for additional land in the Perth Housing Market Area or the Kinross Housing Market Area. For further information please see the associated Guidance Notes.

The proposals offer the opportunity to be considered in conjunction with the development of higher end housing at Robertson Crescent. Robertson Crescent is a significant housing allocation (H39) for 90 houses within the adopted LDP and is needed to help meet the TAYplan spatial strategy. Given the proposals excellent accessibility to public transport, local services and Pitlochry town centre they offer the opportunity to accommodate the affordable housing land requirement associated with the development of H39 and which accords with the Council's Affordable Housing policy.

**14. Is the proposed site within or next to an existing settlement area?**

☒ Yes      ☐ No

**15. Is the proposed site within the Green Belt as identified in the Perth and Kinross Local Development Plan?**

☐ Yes, go to question 16      ☒ No, go to question 17

**16. Describe what makes the proposal suitable or appropriate at a green belt location. Is a green belt location essential? If so, why?**

N/A

**17. Will the proposal affect any cultural heritage asset(s)?**

(for example, Scheduled Monuments, archaeological sites, listed buildings and or their setting, Conservation Areas, Gardens and Design Landscapes, Historical Battlefields). Please provide details of the asset(s) and of the impact (positive or negative) that the proposal will have.

N/A

**18. Provide details of any known previous development of the site.**

N/A

**19. Will development of this site re-use existing buildings?**

N/A

**20. Explain the compatibility of the proposal with neighbouring uses.**

The proposed residential use of the sites is considered to be compatible with the surrounding land uses which include:

Pitlochry Town Centre  
Atholl Medical Centre  
Employment land  
Residential dwellings  
Open Space / woodland  
PKC run car park

**21. Explain the compatibility of the proposal with the existing character of the surrounding area.**

The proposals would be for high density affordable housing. This character would be suitable in the surrounding area which is of mixed character due to the different land uses.

**22. How does the site's location promote the use of sustainable transport?**

The sites are located within close walking distance of Pitlochry town centre, local bus routes and Pitlochry railway station. The local footpath network could be linked to these sites.

**23. Does the site make best use of solar gain? Is the site protected from prevailing winds?**

By taking into account the sites topography the Masterplan would seek to maximise the best use of solar gain as well as protection of the sites from prevailing winds.

**INFRASTRUCTURE CAPACITY**

**24. Is the site serviced by the following existing utilities infrastructure?** Select all that apply.

☐ Water

☐ Sewerage

☐ Electricity

☐ Gas

☐ Telecommunications/Digital



**25. Have you approached the relevant utility providers to discuss whether capacity exists within the utility network? Please give details.**

No contact has been made with utility providers at this stage. All services are accessible from Armoury Road to the north and Atholl Medical Centre to the south.

**26. Explain how the site relates to existing road and rail networks.**

At all times future residents will be within walking distance of an existing bus service. The main bus route is on Atholl Road. The railway station is 5-10 minutes walk from the sites.

The sites can be accessed from Armoury Road which connects into Pitlochry Town Centre. Dualling of the A9 will significantly improve accessibility to Pitlochry.

**27. Please provide details of any known capacity issues in the existing road and rail networks and how these can be overcome.**

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

Access will be taken from the existing road network. There are no capacity issues.

#### SITE TECHNICAL CONSTRAINTS

**28. Do you have information that supports that the site is free from, or can be made free of any constraints?**

(For example, site stability, contamination, flood risk, overhead lines, health and safety exclusion zones)

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

The topography of Armoury Woods could limit the developable area of this site which is why it should be related to the Armoury Stables site. The Armoury Woods site bound on its northern side by the Perth - Inverness railway line.

There are no known flooding, ground stability or contamination issues affecting the two sites. There are no overhead lines or H & S exclusion zones.

SAFEGUARD GREEN INFRASTRUCTURE

**29. Please explain what effect the proposal will have on the landscape character of the area.**

The site is not covered by a local landscape area.

**30. How will the development contribute to the green network?**

The development offers the opportunity to connect with the core footpath network and nearby green space/woodlands.

**31. Is this site located within 2km of, or likely to have an effect on a designated Natura 2000 site?**

Please give details.

☐ Yes ☒ No

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

**32. In what way would development of the site impact on a national, regional or local designated site?**

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

N/A

## DELIVERABILITY IN THE PLAN PERIOD

**33. What is the ownership/control status of the site?** Select all that apply.

- |  |   |
|--|---|
| <input type="checkbox"/> Owned/controlled by single developer.       | <input type="checkbox"/> Owned/controlled by multiple developers. |
| <input type="checkbox"/> Controlled by single owner.                 | <input type="checkbox"/> In control of multiple owners.           |
| <input checked="" type="checkbox"/> In partnership with a developer. | <input type="checkbox"/> In partnership with multiple developers. |
| <input type="checkbox"/> No developer involvement in the proposal.   |   |

Where there are additional developers or landowners involved please provide details.

**34. When is the development proposed to take place on the site?**

- ☒ Within 5 years of adoption of the Local Development Plan (up to 2023)
- ☐ Within 5-10 years (up to 2023 – 2028)
- ☐ Beyond 10 years (beyond 2028)

**35. Provide details to demonstrate that the site can be considered effective in terms of any housing proposals.**

(Whole, or in part to establish the suitability of the proposal in this regard).

The site meets the tests of effectiveness for the following reasons:

- The site is in the ownership of a single party that can be expected to release it for development during the local plan period
- The site is free from physical constraints related to aspect, flood risk, ground stability or vehicular access
- The site is free from contamination, overhead powerlines, H & S exclusion zones
- The site can be developed to provide affordable housing within the LDP period
- Housing is the sole preferred use of the site
- No public funding is required to open the site for development and any infrastructure can be reasonably provided

## PART 3 DECLARATIONS

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### Action Programme

- ☒ I, the promoter/agent confirm that if my site is successful in the Call for Sites process and promoted within the Local Development Plan I will provide the Council with information as required to allow the Council to fulfill its duties to prepare Action Programmes.

### Further Information

- ☒ I, the promoter/agent confirm I am aware that as part of the Local Development Plan process I may be required to provide further information in the form of studies/investigations or other documentation prepared by suitably qualified professionals to support the information I have provided on this form and/or to establish the suitability of the site for development or redevelopment in line with the proposed use.

- ☒ I, the promoter/agent accept that details of this proposal may be publicised as part of consultation on this and future phases of the preparation of the local Development Plan.

**Signature**

- ☒ I, the promoter/agent certify that this is a submission for the Call for Sites process as part of Perth and Kinross Local Development Plan. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge (for electronic submissions, please confirm your statement by ticking the box instead of providing signature).

**Signature:**

**Name:**

**Date:**

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.

**36. How did you find out about the call for sites process?** optional question.

- ☐ Councils website
- ☐ Notice in Newspaper, could you tell us which one below?
- ☒ PKC Development Plan Scheme
- ☐ Telephone enquiry to Council
- ☐ Email enquiry to Council
- ☐ Social Media (e.g. Twitter, Facebook)
- ☐ Other, could you tell us how below?

Further information

---

Completed Submission forms and location plans should be addressed to  
[developmentplan@pkc.gov.uk](mailto:developmentplan@pkc.gov.uk)

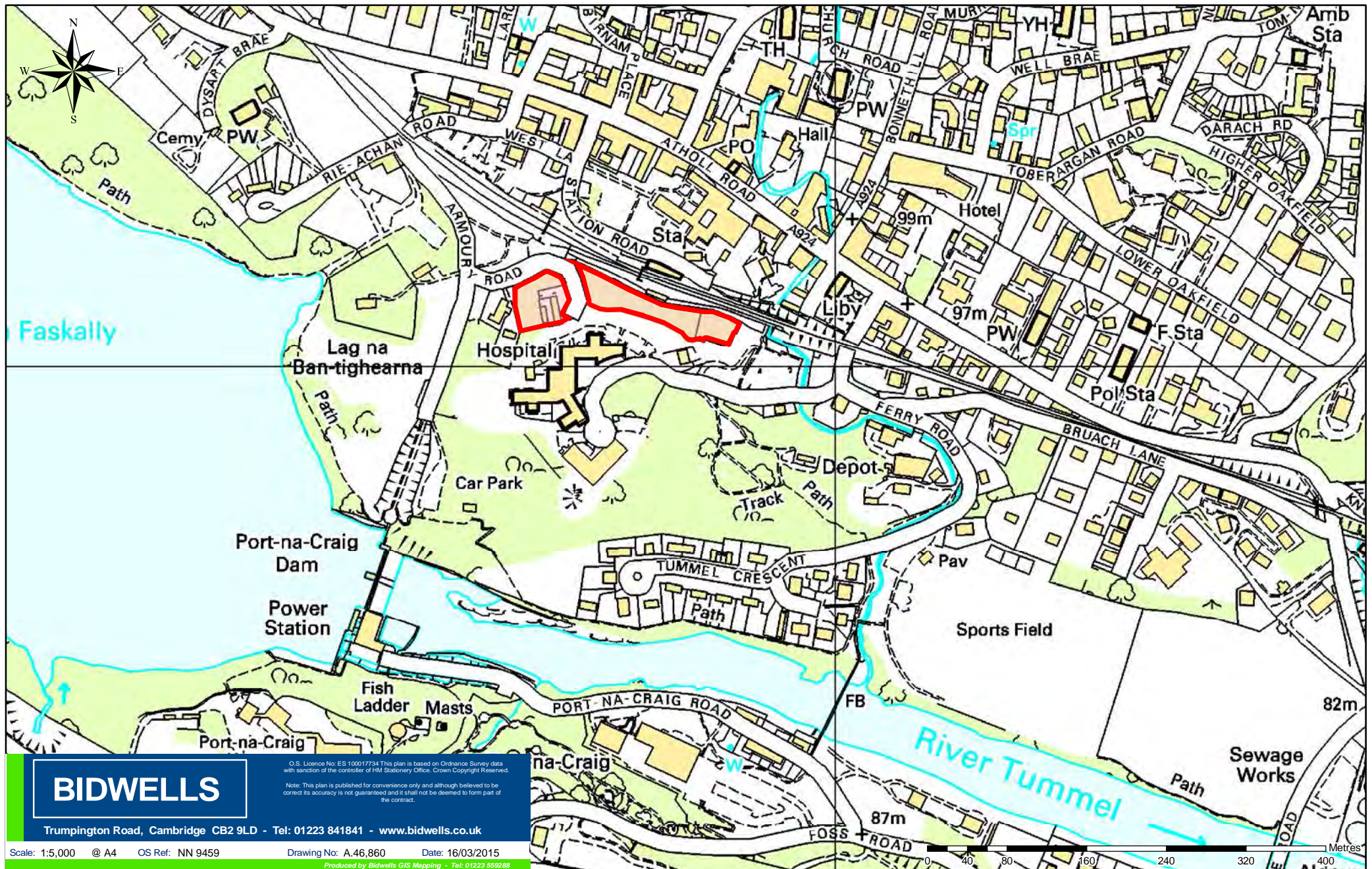
Or alternatively by post to:

Local Development Plan Team  
Perth and Kinross Council  
Pullar House  
35 Kinnoull Street  
Perth  
PH1 5GD

The Call for Sites process will run from Tuesday 20 January 2015 for 10 weeks. Completed Submissions must be received by Tuesday 31 March 2015.



# Armoury and Armoury Woods , Pitlochry







# Perth and Kinross Local Development Plan

## Call for Sites

20 January - 31 March 2015

This form should be used to make a submission to the call for sites process to promote a site for development or redevelopment in the Perth and Kinross Local Development Plan. This form should be used where a change to a settlement boundary is suggested but should not be used for housing sites of fewer than 5 units as the Local Development Plan does not identify sites of this scale. Requested information should be concise and to the point.

For help completing this form you are advised to read the associated [Guidance notes](#) or ring us on 01738 475300

### PART 1 APPLICANT AND SITE DETAILS

---

#### 1. Your Details

Name	<input type="text" value="Corinne MacDougall"/>
Organisation/ Community Council	<input type="text" value="Bidwells"/>
Building No./Name	<input type="text" value="5"/>
Address	<input type="text" value="Atholl Place"/>
Town/City	<input type="text" value="Perth"/>
Postcode	<input type="text" value="PH1 5NE"/>
Telephone	<input type="text" value="01738 630666"/>
Mobile	<input type="text"/>
Email	<input type="text" value="corinne.macdougall@bidwells.co.uk"/>

#### 2. Lead Developers Details (if any)

Name	<input type="text"/>
Organisation	<input type="text"/>
Building No./Name	<input type="text"/>
Address	<input type="text"/>
Town/ City	<input type="text"/>
Postcode	<input type="text"/>
Telephone	<input type="text"/>
Mobile	<input type="text"/>
Email	<input type="text"/>

#### 3. Primary Landowner's Details (if known)

Name	<input type="text" value="Pitlochry Estate Trust"/>	Postcode	<input type="text"/>
organisation	<input type="text"/>	Telephone	<input type="text"/>
Building No./Name	<input type="text"/>	Mobile	<input type="text"/>
Address	<input type="text" value="c/o Bidwells"/>	Email	<input type="text"/>
Town/City	<input type="text"/>		

- ☒ Please confirm, by ticking this box, that the landowner(s) has been notified that a submission is being made to the Call for Sites process relating to the land in their ownership?  
See question 33.

**4. Who is the main contact for this submission?**

- ☒ You      ☐ Developer      ☐ Land Owner  
☐ Other

**5. Site Area**

Please state the site area in either hectares or square metres:

Hectares (ha)

Square Metres (sq m)

**6. Postal Address or Location of proposed Development** (please include postcode)

Please identify the location of the site in your accompanying location plan.

Former Amusements Car Park  
Pitlochry

**7. Current and Proposed Land Use**

Please describe the current designation and use of the site:

Hard standing, previously leased to the Amusements Arcade as a car parking area. The Amusements Arcade is no longer in business.

What land use would you like the site considered for?

Residential Use

## PART 2 ADDRESSING THE SELECTION CRITERIA

---

### ENHANCING PLACE

**8. Which of the strategic objectives within the Perth and Kinross Community Planning Partnership's Community Plan 2013 - 2023 does the proposal support? Select all that apply.**

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

Please explain how?

Prosperous, inclusive and sustainable economy: The proposals will assist in providing the potential for a stronger and more sustainable local community and more attractive place to live, work and visit.

Supporting people to lead independent, healthy and active lives: The proposals present the opportunity to develop accessible, affordable housing within a pleasant and quiet environment close to Pitlochry town centre, local services and employment; are conveniently located to and can provide an improved range of housing options for those with particular needs; and, can provide improved housing choice in terms of appropriate size/types/affordability for the local market area which is experiencing an increasing high demand.

Creating a safe and sustainable place for future generations The sites proximity to Pitlochry town centre, public transport and a footpath network offers a sustainable place to live. The proposals will help to create a safe, clean and attractive environment for the local community, particularly utilising appropriate design.

**9. How will the proposal support local communities? How will the proposal enhance or create new local facilities?**

The proposal would have the effect of enhancing the local community, essentially by incorporating a sensible amount of new housing stock to meet demand. It is expected that there will be a requirement for developer contributions to be made through the Development Management process which could enhance or create new local facilities, as agreed with PKC.

**10. Will the proposal create any permanent employment within Perth and Kinross?**

The proposal enables the sustainable economic growth of Pitlochry through support from new residents to existing local shops and services. Development of this will support direct and indirect jobs for the homes built.



**11. If the proposal will result in a loss of employment land, please give further details.**

N/A

**12. If the proposal supports a designated National Planning Framework national priority or a site identified in the Strategic Development Plan, please give details.**

The proposal does not support a designated NPF national priority or a site identified in the Strategic Development Plan.

**13. Explain how the proposal meets a potential land supply issue in the Perth and Kinross Local Development Plan.**

Please note that for housing sites we are most interested in receiving information on potential sites in the housing market areas covering Highland, Strathmore and Strathearn; there is unlikely to be a need for additional land in the Perth Housing Market Area or the Kinross Housing Market Area. For further information please see the associated Guidance Notes.

In accordance with the TAYplan hierarchical settlement approach, Pitlochry constitutes a principal settlement within Highland Perthshire. The proposed site has no known constraints and offers an effective option to sustainably support PKC in meeting the projected housing demand in Pitlochry, which is likely to increase with the dualling of the A9. Furthermore, the site constitutes a brownfield site.

**14. Is the proposed site within or next to an existing settlement area?**

☒ Yes      ☐ No

**15. Is the proposed site within the Green Belt as identified in the Perth and Kinross Local Development Plan?**

☐ Yes, go to question 16      ☒ No, go to question 17

**16. Describe what makes the proposal suitable or appropriate at a green belt location. Is a green belt location essential? If so, why?**

N/A

**17. Will the proposal affect any cultural heritage asset(s)?**

(for example, Scheduled Monuments, archaeological sites, listed buildings and or their setting, Conservation Areas, Gardens and Design Landscapes, Historical Battlefields). Please provide details of the asset(s) and of the impact (positive or negative) that the proposal will have.

N/A

**18. Provide details of any known previous development of the site.**

The site was previously used as a car park serving the amusement arcade to the north. The Amusement arcade is no longer in business.

**19. Will development of this site re-use existing buildings?**

The site is made up of hardstanding

**20. Explain the compatibility of the proposal with neighbouring uses.**

The neighbouring uses surrounding the site comprise:

- open space, Loch Faskally ;
- Vacant amusements business with residential properties beyond; and,
- employment land
- Pitlochry town centre.

It is considered that the proposed residential use of the site would be compatible with neighbouring land uses. The proposal would provide an attractive development which will enjoy the mix of a rural environment, provided by its proximity to Loch Faskally (SAC), and built environment with local facilities and transport connections provided in Pitlochry town centre.

**21. Explain the compatibility of the proposal with the existing character of the surrounding area.**

The character of the surrounding area is predominately the built form of Pitlochry and open space/Loch Faskally (SAC). A derelict amusements arcade exists to the north of the site. The site itself is at the foot of a slope leading down from the Amusements arcade and benefits from screened from the Town centre.

**22. How does the site's location promote the use of sustainable transport?**

The site is located within close walking distance of Pitlochry town centre, local bus routes and Pitlochry railway station. The local footpath network could be linked to the site.

**23. Does the site make best use of solar gain? Is the site protected from prevailing winds?**

By taking into account the site's topography the development would be designed to maximise the best use of solar gain as well as protection from prevailing winds.

**INFRASTRUCTURE CAPACITY**

**24. Is the site serviced by the following existing utilities infrastructure?** Select all that apply.

☐ Water

☐ Sewerage

☐ Electricity

☐ Gas

☐ Telecommunications/Digital

**25. Have you approached the relevant utility providers to discuss whether capacity exists within the utility network? Please give details.**

All services would be accessible from Armoury Road and Rieachan Road. No contact has been made with utility providers.

**26. Explain how the site relates to existing road and rail networks.**

At all times future residents will be within 5-10 minutes walking distance of an existing bus services. The main bus route is on Atholl Road (A924) where a large number of bus services stop. Pitlochry railway station is 5-10 minutes walk from the site. The site can be accessed from Armoury Road which connects into Pitlochry Town Centre.

**27. Please provide details of any known capacity issues in the existing road and rail networks and how these can be overcome.**

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

Access will be taken from the existing road network. There are no capacity issues.

#### SITE TECHNICAL CONSTRAINTS

**28. Do you have information that supports that the site is free from, or can be made free of any constraints?**

(For example, site stability, contamination, flood risk, overhead lines, health and safety exclusion zones)

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

There are no known site constraints. The history of the site has been used as a car park to serve the now derelict amusements arcade business.

**29. Please explain what effect the proposal will have on the landscape character of the area.**

The Site is not covered by Local Landscape Area. A woodland buffers the site from Loch Faskally (SAC) with a well designed layout which addresses landscaping therefore it is not considered that the proposed development will impact on the landscape character of the area.

**30. How will the development contribute to the green network?**

The proposal offers an excellent opportunity to create a walk and cycle route connecting to the existing footpath network.

**31. Is this site located within 2km of, or likely to have an effect on a designated Natura 2000 site?**

Please give details.

☐ Yes ☒ No

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

**32. In what way would development of the site impact on a national, regional or local designated site?**

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

The site is close to the Loch Faskally SAC. It is not anticipated there would be any impact on the SAC.

## DELIVERABILITY IN THE PLAN PERIOD

**33. What is the ownership/control status of the site?** Select all that apply.

- |  |   |
|--|---|
| <input type="checkbox"/> Owned/controlled by single developer.     | <input type="checkbox"/> Owned/controlled by multiple developers. |
| <input checked="" type="checkbox"/> Controlled by single owner.    | <input type="checkbox"/> In control of multiple owners.           |
| <input type="checkbox"/> In partnership with a developer.          | <input type="checkbox"/> In partnership with multiple developers. |
| <input type="checkbox"/> No developer involvement in the proposal. |   |

Where there are additional developers or landowners involved please provide details.

**34. When is the development proposed to take place on the site?**

- ☒ Within 5 years of adoption of the Local Development Plan (up to 2023)
- ☐ Within 5-10 years (up to 2023 – 2028)
- ☐ Beyond 10 years (beyond 2028)

**35. Provide details to demonstrate that the site can be considered effective in terms of any housing proposals.**  
(Whole, or in part to establish the suitability of the proposal in this regard).

The site meets the tests of effectiveness for the following reasons:

The site is in the ownership of a single party that can be expected to release it for development within 5 - 10 years.

- The site is free from physical constraints related to aspect, ground stability or vehicular access
- The site is free from contamination, overhead powerlines
- The site can be developed to provide housing within the LDP period
- Housing is the sole preferred use of the site
- No public funding is required to open the site for development and any infrastructure can be reasonably provided

## PART 3 DECLARATIONS

### Action Programme

- ☒ I, the promoter/agent confirm that if my site is successful in the Call for Sites process and promoted within the Local Development Plan I will provide the Council with information as required to allow the Council to fulfill its duties to prepare Action Programmes.

### Further Information

- ☒ I, the promoter/agent confirm I am aware that as part of the Local Development Plan process I may be required to provide further information in the form of studies/investigations or other documentation prepared by suitably qualified professionals to support the information I have provided on this form and/or to establish the suitability of the site for development or redevelopment in line with the proposed use.

- ☒ I, the promoter/agent accept that details of this proposal may be publicised as part of consultation on this and future phases of the preparation of the local Development Plan.

**Signature**

- ☒ I, the promoter/agent certify that this is a submission for the Call for Sites process as part of Perth and Kinross Local Development Plan. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge (for electronic submissions, please confirm your statement by ticking the box instead of providing signature).

**Signature:**

**Name:**

**Date:**

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.

**36. How did you find out about the call for sites process?** optional question.

- ☐ Councils website
- ☐ Notice in Newspaper, could you tell us which one below?
- ☒ PKC Development Plan Scheme
- ☐ Telephone enquiry to Council
- ☐ Email enquiry to Council
- ☐ Social Media (e.g. Twitter, Facebook)
- ☐ Other, could you tell us how below?

Further information

---

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[developmentplan@pkc.gov.uk](mailto:developmentplan@pkc.gov.uk)

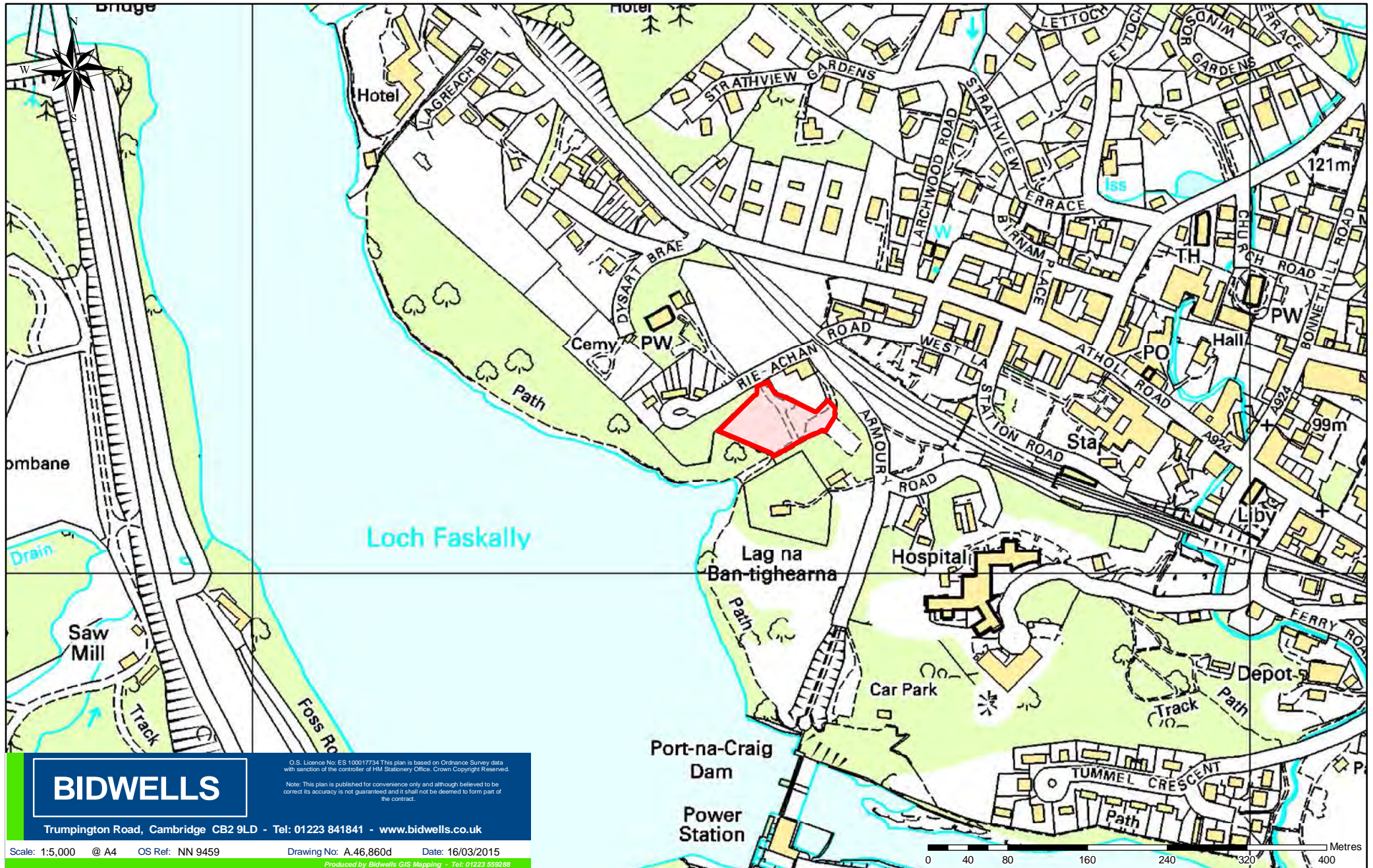
Or alternatively by post to:

Local Development Plan Team  
Perth and Kinross Council  
Pullar House  
35 Kinnoull Street  
Perth  
PH1 5GD

The Call for Sites process will run from Tuesday 20 January 2015 for 10 weeks. Completed Submissions must be received by Tuesday 31 March 2015.



# Amusements Car Park, Pitlochry







# Perth and Kinross Local Development Plan

## Call for Sites

20 January - 31 March 2015

This form should be used to make a submission to the call for sites process to promote a site for development or redevelopment in the Perth and Kinross Local Development Plan. This form should be used where a change to a settlement boundary is suggested but should not be used for housing sites of fewer than 5 units as the Local Development Plan does not identify sites of this scale. Requested information should be concise and to the point.

For help completing this form you are advised to read the associated [Guidance notes](#) or ring us on 01738 475300

### PART 1 APPLICANT AND SITE DETAILS

---

#### 1. Your Details

Name	<input type="text" value="Corinne MacDougall"/>
Organisation/ Community Council	<input type="text" value="Bidwells"/>
Building No./Name	<input type="text" value="5"/>
Address	<input type="text" value="Atholl Place"/>
Town/City	<input type="text" value="Perth"/>
Postcode	<input type="text" value="PH1 5NE"/>
Telephone	<input type="text" value="01738 630666"/>
Mobile	<input type="text"/>
Email	<input type="text" value="corinne.macdougall@bidwells.co.uk"/>

#### 2. Lead Developers Details (if any)

Name	<input type="text"/>
Organisation	<input type="text"/>
Building No./Name	<input type="text"/>
Address	<input type="text"/>
Town/ City	<input type="text"/>
Postcode	<input type="text"/>
Telephone	<input type="text"/>
Mobile	<input type="text"/>
Email	<input type="text"/>

#### 3. Primary Landowner's Details (if known)

Name	<input type="text" value="Pitlochry Estate Trust"/>	Postcode	<input type="text"/>
organisation	<input type="text"/>	Telephone	<input type="text"/>
Building No./Name	<input type="text"/>	Mobile	<input type="text"/>
Address	<input type="text" value="c/o Bidwells"/>	Email	<input type="text"/>
Town/City	<input type="text"/>		

- ☒ Please confirm, by ticking this box, that the landowner(s) has been notified that a submission is being made to the Call for Sites process relating to the land in their ownership?  
See question 33.

**4. Who is the main contact for this submission?**

☒ You ☐ Developer ☐ Land Owner

☐ Other

**5. Site Area**

Please state the site area in either hectares or square metres:

Hectares (ha)

0.13

Square Metres (sq m)

**6. Postal Address or Location of proposed Development** (please include postcode)

Please identify the location of the site in your accompanying location plan.

Land at Bobbin Mill  
Burnbane Road  
Pitlochry

**7. Current and Proposed Land Use**

Please describe the current designation and use of the site:

Fallow/clearing in woods

What land use would you like the site considered for?

Residential use - affordable housing

## PART 2 ADDRESSING THE SELECTION CRITERIA

---

### ENHANCING PLACE

**8. Which of the strategic objectives within the Perth and Kinross Community Planning Partnership's Community Plan 2013 - 2023 does the proposal support? Select all that apply.**

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

Please explain how?

Prosperous, inclusive and sustainable economy: The proposals will assist in providing the potential for a stronger and more sustainable local community and more attractive place to live, work and visit.

Supporting people to lead independent, healthy and active lives: The proposals present the opportunity to develop accessible, affordable housing within a pleasant and quiet environment close to Pitlochry town centre, local services and employment; are conveniently located to and can provide an improved range of housing options for those with particular needs; and, can provide improved housing choice in terms of appropriate size/types/affordability for the local market area which is experiencing an increasing high demand.

Creating a safe and sustainable place for future generations The sites proximity to Pitlochry town centre, public transport and a footpath network offers a sustainable place to live. The proposals will help to create a safe, clean and attractive environment for the local community, particularly utilising appropriate design.

**9. How will the proposal support local communities? How will the proposal enhance or create new local facilities?**

The provision of additional population will help to maintain existing local facilities within Pitlochry as well as generate a demand for further facilities.

**10. Will the proposal create any permanent employment within Perth and Kinross?**

It is anticipated that through the provision of affordable housing it will assist a younger population being able to live and work in Pitlochry as well as commute to Perth.

**11. If the proposal will result in a loss of employment land, please give further details.**

N/A

**12. If the proposal supports a designated National Planning Framework national priority or a site identified in the Strategic Development Plan, please give details.**

The proposal does not support a designated NPF national priority or a site identified in the Strategic Development Plan.

**13. Explain how the proposal meets a potential land supply issue in the Perth and Kinross Local Development Plan.**

Please note that for housing sites we are most interested in receiving information on potential sites in the housing market areas covering Highland, Strathmore and Strathearn; there is unlikely to be a need for additional land in the Perth Housing Market Area or the Kinross Housing Market Area. For further information please see the associated Guidance Notes.

In accordance with the Affordable Housing Policy, the proposal offers the opportunity to be considered for Affordable Housing in conjunction with the development of higher end housing at Robertson Crescent. Robertson Crescent is a significant housing allocation (H39) for 90 houses within the adopted LDP and is needed to comply with the TAYplan spatial strategy. In the Scottish Government's proposed LDP Examination Report the Reporter stated that there is a need to designate substantial housing in Pitlochry in order for the proposed plan to comply with the TAYplan spatial strategy.

**14. Is the proposed site within or next to an existing settlement area?**

☒ Yes      ☐ No

**15. Is the proposed site within the Green Belt as identified in the Perth and Kinross Local Development Plan?**

☐ Yes, go to question 16      ☒ No, go to question 17

**16. Describe what makes the proposal suitable or appropriate at a green belt location. Is a green belt location essential? If so, why?**

N/A

**17. Will the proposal affect any cultural heritage asset(s)?**

(for example, Scheduled Monuments, archaeological sites, listed buildings and or their setting, Conservation Areas, Gardens and Design Landscapes, Historical Battlefields). Please provide details of the asset(s) and of the impact (positive or negative) that the proposal will have.

N/A

**18. Provide details of any known previous development of the site.**

N/A

**19. Will development of this site re-use existing buildings?**

N/A

**20. Explain the compatibility of the proposal with neighbouring uses.**

The proposed residential use of the sites is considered to be compatible with the surrounding land uses which include:

Pitlochry Town Centre  
Atholl Medical Centre  
Employment land  
Residential dwellings  
Open Space / woodland  
PKC run car park

**21. Explain the compatibility of the proposal with the existing character of the surrounding area.**

The proposals would be for high density affordable housing. This character would be suitable in the surrounding area which is of mixed character due to the different land uses.

**22. How does the site's location promote the use of sustainable transport?**

The site is located within close walking distance of Pitlochry town centre, local bus routes and Pitlochry railway station. The local footpath network could be linked to the site.

**23. Does the site make best use of solar gain? Is the site protected from prevailing winds?**

By taking into account the site's topography a layout would be designed to maximise the best use of solar gain as well as protection of the sites from prevailing winds.

**INFRASTRUCTURE CAPACITY**

**24. Is the site serviced by the following existing utilities infrastructure?** Select all that apply.

☐ Water

☐ Sewerage

☐ Electricity

☐ Gas

☐ Telecommunications/Digital

**25. Have you approached the relevant utility providers to discuss whether capacity exists within the utility network? Please give details.**

Not at this stage. It is expected that all services will be accessible from Ferry Road/Burnbane Road in Pitlochry.

**26. Explain how the site relates to existing road and rail networks.**

At all times future residents will be within walking distance of existing bus services. The main bus routes are on Burnbane Road and Atholl Road. The railway station is 5-10 minutes walk from the sites.

The sites can be accessed from Burnbane Road/Ferry Road which connects into Pitlochry Town Centre. The dualling of the A9 will bring significant improvements to the accessibility of Pitlochry.

**27. Please provide details of any known capacity issues in the existing road and rail networks and how these can be overcome.**

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

Access will be taken from the existing road network. There are no capacity issues.

#### SITE TECHNICAL CONSTRAINTS

**28. Do you have information that supports that the site is free from, or can be made free of any constraints?**

(For example, site stability, contamination, flood risk, overhead lines, health and safety exclusion zones)

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

There are no known topography, flood risk, ground stability or contamination issues affecting the two sites. There are no overhead lines or H & S exclusion zones.

SAFEGUARD GREEN INFRASTRUCTURE

**29. Please explain what effect the proposal will have on the landscape character of the area.**

The site is not covered by a local landscape area.

**30. How will the development contribute to the green network?**

The development offers the opportunity to connect with the core footpath network and nearby green space/woodlands.

**31. Is this site located within 2km of, or likely to have an effect on a designated Natura 2000 site?**

Please give details.

☐ Yes ☒ No

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

**32. In what way would development of the site impact on a national, regional or local designated site?**

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

N/A



## DELIVERABILITY IN THE PLAN PERIOD

**33. What is the ownership/control status of the site?** Select all that apply.

- |  |   |
|--|---|
| <input type="checkbox"/> Owned/controlled by single developer.     | <input type="checkbox"/> Owned/controlled by multiple developers. |
| <input checked="" type="checkbox"/> Controlled by single owner.    | <input type="checkbox"/> In control of multiple owners.           |
| <input type="checkbox"/> In partnership with a developer.          | <input type="checkbox"/> In partnership with multiple developers. |
| <input type="checkbox"/> No developer involvement in the proposal. |   |

Where there are additional developers or landowners involved please provide details.

**34. When is the development proposed to take place on the site?**

- ☒ Within 5 years of adoption of the Local Development Plan (up to 2023)
- ☐ Within 5-10 years (up to 2023 – 2028)
- ☐ Beyond 10 years (beyond 2028)

**35. Provide details to demonstrate that the site can be considered effective in terms of any housing proposals.**

(Whole, or in part to establish the suitability of the proposal in this regard).

The site meets the tests of effectiveness for the following reasons:

- The site is in the ownership of a single party that can be expected to release it for development during the local plan period
- The site is free from physical constraints related to aspect, flood risk, ground stability or vehicular access
- The site is free from contamination, overhead powerlines and H & S exclusion zones
- The site can be developed to provide affordable housing within the LDP period
- Housing is the sole preferred use of the site
- No public funding is required to open the site for development and any infrastructure can be reasonably provided

## PART 3 DECLARATIONS

### Action Programme

- ☒ I, the promoter/agent confirm that if my site is successful in the Call for Sites process and promoted within the Local Development Plan I will provide the Council with information as required to allow the Council to fulfill its duties to prepare Action Programmes.

### Further Information

- ☒ I, the promoter/agent confirm I am aware that as part of the Local Development Plan process I may be required to provide further information in the form of studies/investigations or other documentation prepared by suitably qualified professionals to support the information I have provided on this form and/or to establish the suitability of the site for development or redevelopment in line with the proposed use.

- ☒ I, the promoter/agent accept that details of this proposal may be publicised as part of consultation on this and future phases of the preparation of the local Development Plan.

**Signature**

- ☒ I, the promoter/agent certify that this is a submission for the Call for Sites process as part of Perth and Kinross Local Development Plan. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge (for electronic submissions, please confirm your statement by ticking the box instead of providing signature).

**Signature:**

**Name:**

**Date:**

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.

**36. How did you find out about the call for sites process?** optional question.

- ☐ Councils website
- ☐ Notice in Newspaper, could you tell us which one below?
- ☒ PKC Development Plan Scheme
- ☐ Telephone enquiry to Council
- ☐ Email enquiry to Council
- ☐ Social Media (e.g. Twitter, Facebook)
- ☐ Other, could you tell us how below?

Further information

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Completed Submission forms and location plans should be addressed to  
[developmentplan@pkc.gov.uk](mailto:developmentplan@pkc.gov.uk)

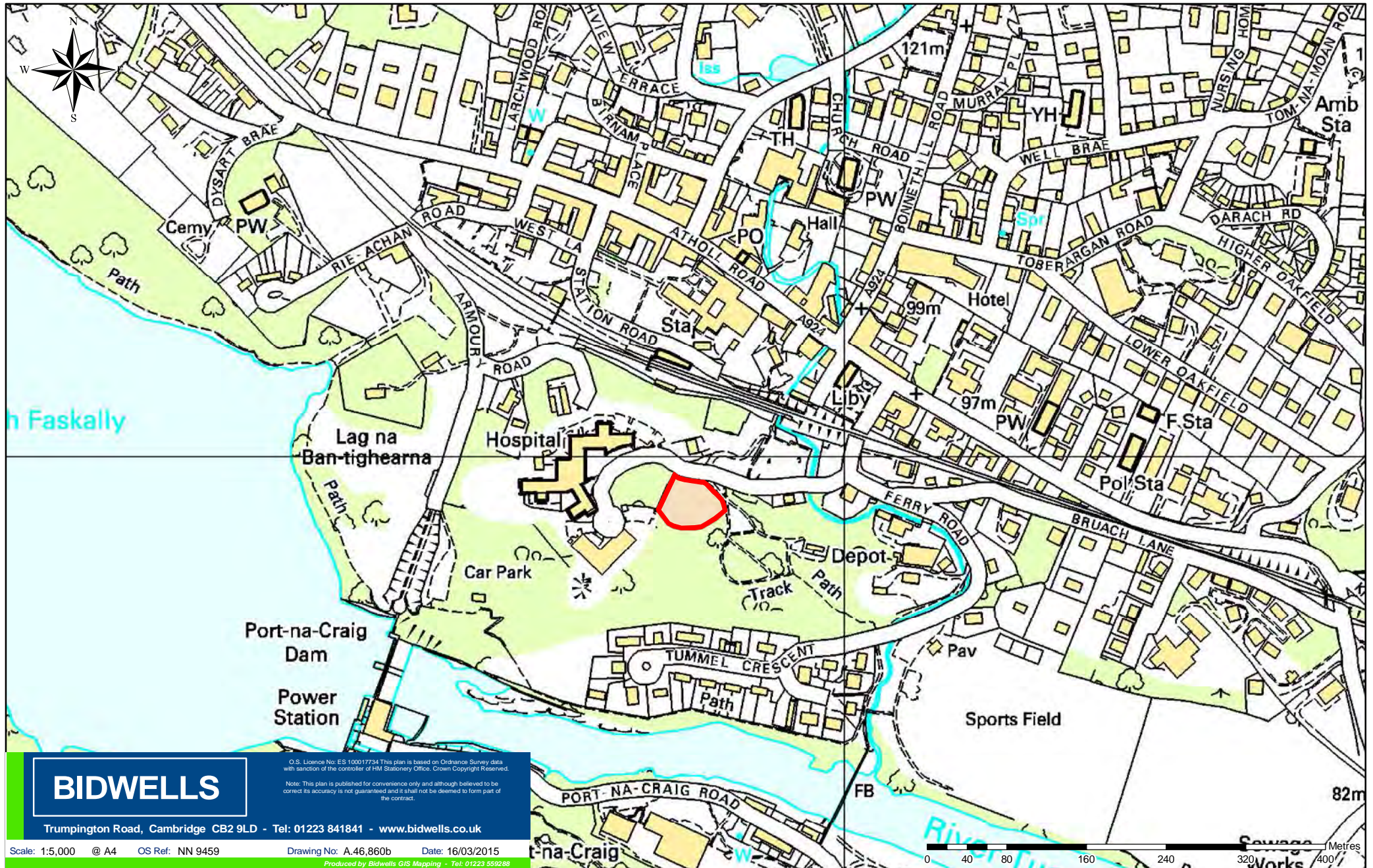
Or alternatively by post to:

Local Development Plan Team  
Perth and Kinross Council  
Pullar House  
35 Kinnoull Street  
Perth  
PH1 5GD

The Call for Sites process will run from Tuesday 20 January 2015 for 10 weeks. Completed Submissions must be received by Tuesday 31 March 2015.



# Bobbins Mill, Pitlochry







# Perth and Kinross Local Development Plan

## Call for Sites

20 January - 31 March 2015

This form should be used to make a submission to the call for sites process to promote a site for development or redevelopment in the Perth and Kinross Local Development Plan. This form should be used where a change to a settlement boundary is suggested but should not be used for housing sites of fewer than 5 units as the Local Development Plan does not identify sites of this scale. Requested information should be concise and to the point.

For help completing this form you are advised to read the associated [Guidance notes](#) or ring us on 01738 475300

### PART 1 APPLICANT AND SITE DETAILS

---

#### 1. Your Details

Name	<input type="text" value="Corinne MacDougall"/>
Organisation/ Community Council	<input type="text" value="Bidwells"/>
Building No./Name	<input type="text" value="5"/>
Address	<input type="text" value="Atholl Place"/>
Town/City	<input type="text" value="Perth"/>
Postcode	<input type="text" value="PH1 5NE"/>
Telephone	<input type="text" value="01738 630666"/>
Mobile	<input type="text"/>
Email	<input type="text" value="corinne.macdougall@bidwells.co.uk"/>

#### 2. Lead Developers Details (if any)

Name	<input type="text"/>
Organisation	<input type="text"/>
Building No./Name	<input type="text"/>
Address	<input type="text"/>
Town/ City	<input type="text"/>
Postcode	<input type="text"/>
Telephone	<input type="text"/>
Mobile	<input type="text"/>
Email	<input type="text"/>

#### 3. Primary Landowner's Details (if known)

Name	<input type="text" value="Pitlochry Estate Trust"/>	Postcode	<input type="text"/>
organisation	<input type="text"/>	Telephone	<input type="text"/>
Building No./Name	<input type="text"/>	Mobile	<input type="text"/>
Address	<input type="text" value="c/o Bidwells"/>	Email	<input type="text"/>
Town/City	<input type="text"/>		

- ☒ Please confirm, by ticking this box, that the landowner(s) has been notified that a submission is being made to the Call for Sites process relating to the land in their ownership?  
See question 33.

**4. Who is the main contact for this submission?**

☒ You ☐ Developer ☐ Land Owner

☐ Other

**5. Site Area**

Please state the site area in either hectares or square metres:

Hectares (ha)

0.8 ha

Square Metres (sq m)

**6. Postal Address or Location of proposed Development** (please include postcode)

Please identify the location of the site in your accompanying location plan.

Land at Burnbane (including car park)  
Ferry Road  
Pitlochry

**7. Current and Proposed Land Use**

Please describe the current designation and use of the site:

Fallow and car park. The car park lease to PKC recently expired.

What land use would you like the site considered for?

Residential use - affordable housing

## PART 2 ADDRESSING THE SELECTION CRITERIA

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### ENHANCING PLACE

**8. Which of the strategic objectives within the Perth and Kinross Community Planning Partnership's Community Plan 2013 - 2023 does the proposal support? Select all that apply.**

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

Please explain how?

Prosperous, inclusive and sustainable economy: The proposals will assist in providing the potential for a stronger and more sustainable local community and more attractive place to live, work and visit.

Supporting people to lead independent, healthy and active lives: The proposals present the opportunity to develop accessible, affordable housing within a pleasant and quiet environment close to Pitlochry town centre, local services and employment; are conveniently located to and can provide an improved range of housing options for those with particular needs; and, can provide improved housing choice in terms of appropriate size/types/affordability for the local market area which is experiencing an increasing high demand.

Creating a safe and sustainable place for future generations The sites proximity to Pitlochry town centre, public transport and a footpath network offers a sustainable place to live. The proposals will help to create a safe, clean and attractive environment for the local community, particularly utilising appropriate design.

**9. How will the proposal support local communities? How will the proposal enhance or create new local facilities?**

The provision of additional population will help to maintain existing local facilities within Pitlochry as well as generate a demand for further facilities.

**10. Will the proposal create any permanent employment within Perth and Kinross?**

The proposal will not directly generate permanent employment however it is anticipated that through the provision of affordable housing it will assist a younger population being able to live and work in Pitlochry as well as commute to Perth.

**11. If the proposal will result in a loss of employment land, please give further details.**

N/A

**12. If the proposal supports a designated National Planning Framework national priority or a site identified in the Strategic Development Plan, please give details.**

The proposals do not support a designated NPF national priority or a site identified in the Strategic Development Plan.

**13. Explain how the proposal meets a potential land supply issue in the Perth and Kinross Local Development Plan.**

Please note that for housing sites we are most interested in receiving information on potential sites in the housing market areas covering Highland, Strathmore and Strathearn; there is unlikely to be a need for additional land in the Perth Housing Market Area or the Kinross Housing Market Area. For further information please see the associated Guidance Notes.

In accordance with Affordable Housing Policy, the proposals offer the opportunity to be considered in conjunction with the development of higher end housing at Robertson Crescent. Robertson Crescent is a significant housing allocation (H39) for 90 houses within the adopted LDP and is needed to comply with the TAYplan spatial strategy offer a sustainable condition for affordable housing in accordance with the Council's Affordable Housing Policy. In the Scottish Government's proposed LDP Examination Report (Issue 28c - Highland Perthshire Area - Tiered Settlements) the Reported stated that there is a need to designate substantial housing in Pitlochry in order for the proposed plan to comply with the TAYplan spatial strategy.

**14. Is the proposed site within or next to an existing settlement area?**

☒ Yes      ☐ No

**15. Is the proposed site within the Green Belt as identified in the Perth and Kinross Local Development Plan?**

☐ Yes, go to question 16      ☒ No, go to question 17

**16. Describe what makes the proposal suitable or appropriate at a green belt location. Is a green belt location essential? If so, why?**

N/A

**17. Will the proposal affect any cultural heritage asset(s)?**

(for example, Scheduled Monuments, archaeological sites, listed buildings and or their setting, Conservation Areas, Gardens and Design Landscapes, Historical Battlefields). Please provide details of the asset(s) and of the impact (positive or negative) that the proposal will have.

N/A

**18. Provide details of any known previous development of the site.**

Part of the site is a PKC car park. The lease to PKC recently expired.

**19. Will development of this site re-use existing buildings?**

No



**20. Explain the compatibility of the proposal with neighbouring uses.**

The proposed residential use of the sites is considered to be compatible with the surrounding land uses which include:

Pitlochry Town Centre  
Atholl Medical Centre  
Employment land  
Residential dwellings  
Open Space / woodland

**21. Explain the compatibility of the proposal with the existing character of the surrounding area.**

The proposals would be for high density affordable housing. This character would be suitable in the surrounding area which is of mixed character due to the different land uses.

**22. How does the site's location promote the use of sustainable transport?**

The sites are located within close walking distance of Pitlochry town centre, local bus routes at Burnbane Road, Atholl Road and Pitlochry railway station. The local footpath network could be linked to these sites.

**23. Does the site make best use of solar gain? Is the site protected from prevailing winds?**

By taking into account the sites topography the layout would be designed to maximise the best use of solar gain as well as protection of the sites from prevailing winds.

**INFRASTRUCTURE CAPACITY**

**24. Is the site serviced by the following existing utilities infrastructure?** Select all that apply.

☐ Water

☐ Sewerage

☐ Electricity

☐ Gas

☐ Telecommunications/Digital

**25. Have you approached the relevant utility providers to discuss whether capacity exists within the utility network? Please give details.**

Not at this stage. It is expected that all services would be taken from Ferry Road/Burnbane Road in Pitlochry.

**26. Explain how the site relates to existing road and rail networks.**

At all times future residents will be within walking distance of an existing bus service. Bus routes are on Atholl Road and Burnbane Road. The railway station is 5-10 minutes walk from the sites.

The sites can be accessed from Ferry Road which connects directly to Pitlochry Town Centre.

The dualling of the A9 will bring significant improvements to the accessibility of Pitlochry.

**27. Please provide details of any known capacity issues in the existing road and rail networks and how these can be overcome.**

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

Access will be taken from the existing road network. There are no capacity issues.

#### SITE TECHNICAL CONSTRAINTS

**28. Do you have information that supports that the site is free from, or can be made free of any constraints?**

(For example, site stability, contamination, flood risk, overhead lines, health and safety exclusion zones)

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

There are no known flood risk issues, ground stability or contamination issues affecting the two sites. There are no overhead lines or H & S exclusion zones.

The sites are close to the Inverness to Perth railway line.

SAFEGUARD GREEN INFRASTRUCTURE

**29. Please explain what effect the proposal will have on the landscape character of the area.**

The site is not covered by a local landscape area.

**30. How will the development contribute to the green network?**

The development offers the opportunity to connect with the local footpath network and nearby open space/woodland.

**31. Is this site located within 2km of, or likely to have an effect on a designated Natura 2000 site?**

Please give details.

☐ Yes ☒ No

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

**32. In what way would development of the site impact on a national, regional or local designated site?**

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

N/A

## DELIVERABILITY IN THE PLAN PERIOD

**33. What is the ownership/control status of the site?** Select all that apply.

- |  |   |
|--|---|
| <input type="checkbox"/> Owned/controlled by single developer.     | <input type="checkbox"/> Owned/controlled by multiple developers. |
| <input checked="" type="checkbox"/> Controlled by single owner.    | <input type="checkbox"/> In control of multiple owners.           |
| <input type="checkbox"/> In partnership with a developer.          | <input type="checkbox"/> In partnership with multiple developers. |
| <input type="checkbox"/> No developer involvement in the proposal. |   |

Where there are additional developers or landowners involved please provide details.

N/A

**34. When is the development proposed to take place on the site?**

- ☒ Within 5 years of adoption of the Local Development Plan (up to 2023)
- ☐ Within 5-10 years (up to 2023 – 2028)
- ☐ Beyond 10 years (beyond 2028)

**35. Provide details to demonstrate that the site can be considered effective in terms of any housing proposals.**

(Whole, or in part to establish the suitability of the proposal in this regard).

The site meets the tests of effectiveness for the following reasons:

- The site is in the ownership of a single party that can be expected to release it for development during the local plan period
- The site is free from physical constraints related to aspect, flood risk, ground stability or vehicular access
- The site is free from contamination, overhead powerlines or H & S exclusion zones
- The site can be developed to provide affordable housing within the LDP period
- Housing is the sole preferred use of the site
- No public funding is required to open the site for development and any infrastructure can be reasonably provided

## PART 3 DECLARATIONS

### Action Programme

- ☒ I, the promoter/agent confirm that if my site is successful in the Call for Sites process and promoted within the Local Development Plan I will provide the Council with information as required to allow the Council to fulfill its duties to prepare Action Programmes.

### Further Information

- ☒ I, the promoter/agent confirm I am aware that as part of the Local Development Plan process I may be required to provide further information in the form of studies/investigations or other documentation prepared by suitably qualified professionals to support the information I have provided on this form and/or to establish the suitability of the site for development or redevelopment in line with the proposed use.

- ☒ I, the promoter/agent accept that details of this proposal may be publicised as part of consultation on this and future phases of the preparation of the local Development Plan.

**Signature**

- ☒ I, the promoter/agent certify that this is a submission for the Call for Sites process as part of Perth and Kinross Local Development Plan. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge (for electronic submissions, please confirm your statement by ticking the box instead of providing signature).

**Signature:**

**Name:**

**Date:**

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.

**36. How did you find out about the call for sites process?** optional question.

- ☐ Councils website
- ☐ Notice in Newspaper, could you tell us which one below?
- ☒ PKC Development Plan Scheme
- ☐ Telephone enquiry to Council
- ☐ Email enquiry to Council
- ☐ Social Media (e.g. Twitter, Facebook)
- ☐ Other, could you tell us how below?

Further information

---

Completed Submission forms and location plans should be addressed to  
[developmentplan@pkc.gov.uk](mailto:developmentplan@pkc.gov.uk)

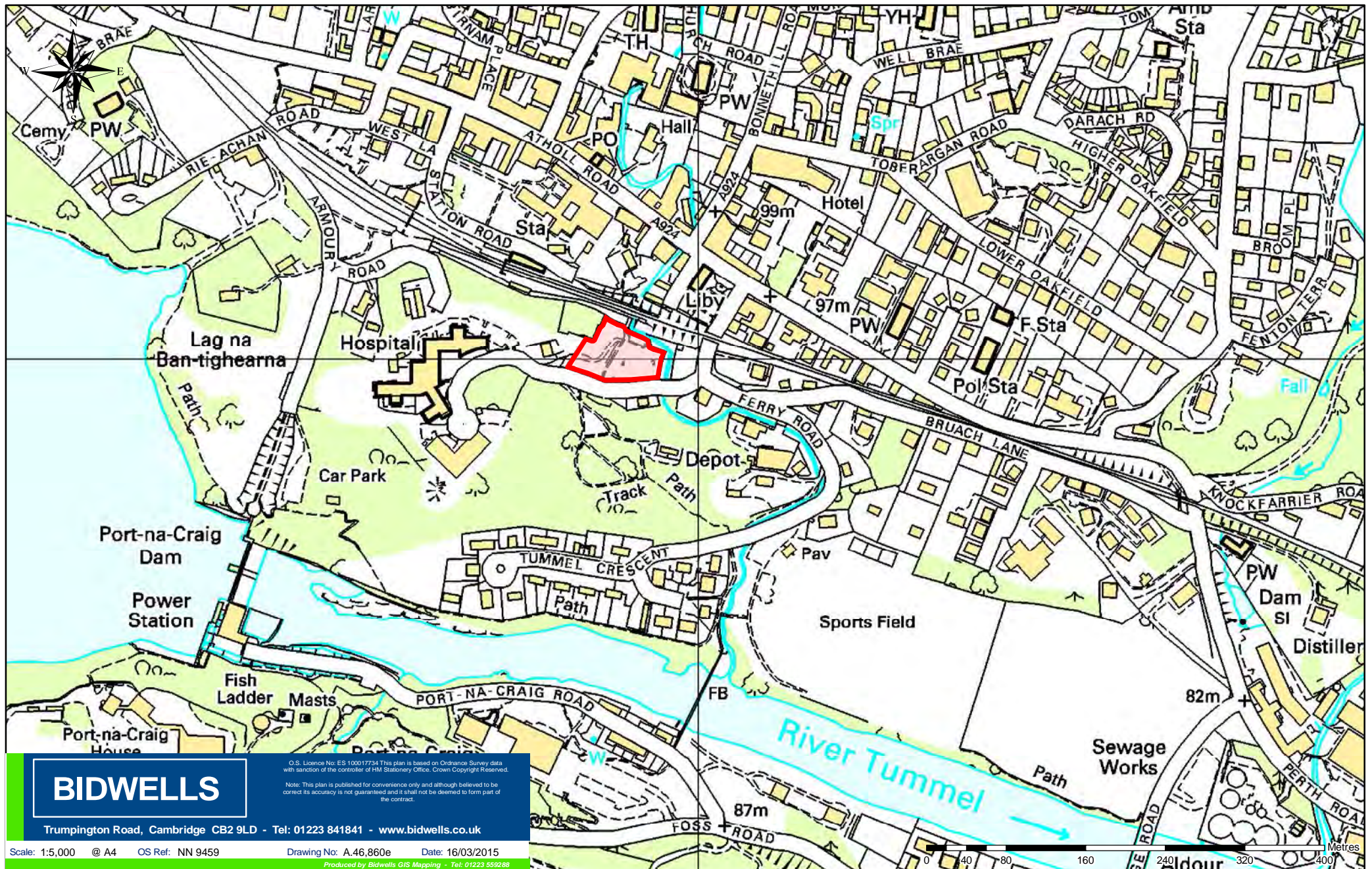
Or alternatively by post to:

Local Development Plan Team  
Perth and Kinross Council  
Pullar House  
35 Kinnoull Street  
Perth  
PH1 5GD

The Call for Sites process will run from Tuesday 20 January 2015 for 10 weeks. Completed Submissions must be received by Tuesday 31 March 2015.



# Burnbane, Pitlochry







# Perth and Kinross Local Development Plan

## Call for Sites

20 January - 31 March 2015

This form should be used to make a submission to the call for sites process to promote a site for development or redevelopment in the Perth and Kinross Local Development Plan. This form should be used where a change to a settlement boundary is suggested but should not be used for housing sites of fewer than 5 units as the Local Development Plan does not identify sites of this scale. Requested information should be concise and to the point.

For help completing this form you are advised to read the associated [Guidance notes](#) or ring us on 01738 475300

### PART 1 APPLICANT AND SITE DETAILS

---

#### 1. Your Details

Name	<input type="text" value="Corinne MacDougall"/>
Organisation/ Community Council	<input type="text" value="Bidwells"/>
Building No./Name	<input type="text" value="5"/>
Address	<input type="text" value="Atholl Place"/>
Town/City	<input type="text" value="Perth"/>
Postcode	<input type="text" value="PH1 5NE"/>
Telephone	<input type="text" value="01738 630666"/>
Mobile	<input type="text"/>
Email	<input type="text" value="corinne.macdougall@bidwells.co.uk"/>

#### 2. Lead Developers Details (if any)

Name	<input type="text"/>
Organisation	<input type="text"/>
Building No./Name	<input type="text"/>
Address	<input type="text"/>
Town/ City	<input type="text"/>
Postcode	<input type="text"/>
Telephone	<input type="text"/>
Mobile	<input type="text"/>
Email	<input type="text"/>

#### 3. Primary Landowner's Details (if known)

Name	<input type="text" value="Pitlochry Estate Trust"/>	Postcode	<input type="text"/>
organisation	<input type="text"/>	Telephone	<input type="text"/>
Building No./Name	<input type="text"/>	Mobile	<input type="text"/>
Address	<input type="text" value="c/o Bidwells"/>	Email	<input type="text"/>
Town/City	<input type="text"/>		

- ☒ Please confirm, by ticking this box, that the landowner(s) has been notified that a submission is being made to the Call for Sites process relating to the land in their ownership?  
See question 33.

**4. Who is the main contact for this submission?**

- ☒ You      ☐ Developer      ☐ Land Owner  
☐ Other

**5. Site Area**

Please state the site area in either hectares or square metres:

Hectares (ha)  Square Metres (sq m)

**6. Postal Address or Location of proposed Development** (please include postcode)

Please identify the location of the site in your accompanying location plan.

Lettoch Field (extension to H39 in LDP)  
Pitlochry

**7. Current and Proposed Land Use**

Please describe the current designation and use of the site:

Agricultural Use

What land use would you like the site considered for?

Support for allocation H39 and request for additional land to be identified to facilitate appropriate access.  
Site H39 is currently allocated for 90 houses and this number would be unaffected by the request for additional land to be identified. As currently identified, the upper part of the site is impossible to access due to the steep topography and the need to comply with the maximum gradients required by the RCC process. In order to comply with these maximum gradients it is necessary to enlarge the site to enable a road to be constructed across the slope rather than straight up the slope. The proposed extension is required for vehicular access purposes only. Perth and Kinross previously expressed concerns that the area of ground would be used for development although A & J Stephen are happy to confirm that this is not the case and would accept a specific developer requirement that it cannot be used for any use other than access and open space.



## PART 2 ADDRESSING THE SELECTION CRITERIA

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### ENHANCING PLACE

**8. Which of the strategic objectives within the Perth and Kinross Community Planning Partnership's Community Plan 2013 - 2023 does the proposal support? Select all that apply.**

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

Please explain how?

Prosperous, inclusive and sustainable economy: The proposals will assist in providing the potential for a stronger and more sustainable local community and more attractive place to live, work and visit.

Supporting people to lead independent, healthy and active lives: The proposals present the opportunity to develop accessible, affordable housing within a pleasant and quiet environment close to Pitlochry town centre, local services and employment; are conveniently located to and can provide an improved range of housing options for those with particular needs; and, can provide improved housing choice in terms of appropriate size/types/affordability for the local market area which is experiencing an increasing high demand.

Creating a safe and sustainable place for future generations The sites proximity to Pitlochry town centre, public transport and a footpath network offers a sustainable place to live. The proposals will help to create a safe, clean and attractive environment for the local community, particularly utilising appropriate design.

**9. How will the proposal support local communities? How will the proposal enhance or create new local facilities?**

**10. Will the proposal create any permanent employment within Perth and Kinross?**

No

**11. If the proposal will result in a loss of employment land, please give further details.**

N/A

**12. If the proposal supports a designated National Planning Framework national priority or a site identified in the Strategic Development Plan, please give details.**

N/A

**13. Explain how the proposal meets a potential land supply issue in the Perth and Kinross Local Development Plan.**

Please note that for housing sites we are most interested in receiving information on potential sites in the housing market areas covering Highland, Strathmore and Strathearn; there is unlikely to be a need for additional land in the Perth Housing Market Area or the Kinross Housing Market Area. For further information please see the associated Guidance Notes.

Pitlochry is one of three principal settlements in Highland Perthshire. There is a recognised shortfall in effective sites in Perth and Kinross, as discussed at the Examination, and in the letter by the Government signing off the adoption of the Local Development Plan. The main concern relates to the need to designate substantial housing land in Pitlochry in order for the proposed LDP to comply with the TAYplan Spatial Strategy. It is assessed that the effective capacity of Highland Perthshire will require a shorter term strategy where demand for housing is proven and established and therefore deliverable and effective.

**14. Is the proposed site within or next to an existing settlement area?**

☒ Yes      ☐ No

**15. Is the proposed site within the Green Belt as identified in the Perth and Kinross Local Development Plan?**

☐ Yes, go to question 16      ☒ No, go to question 17

**16. Describe what makes the proposal suitable or appropriate at a green belt location. Is a green belt location essential? If so, why?**

N/A

**17. Will the proposal affect any cultural heritage asset(s)?**

(for example, Scheduled Monuments, archaeological sites, listed buildings and or their setting, Conservation Areas, Gardens and Design Landscapes, Historical Battlefields). Please provide details of the asset(s) and of the impact (positive or negative) that the proposal will have.

No

**18. Provide details of any known previous development of the site.**

No previous development

**19. Will development of this site re-use existing buildings?**

No

**20. Explain the compatibility of the proposal with neighbouring uses.**

The additional land required directly abuts the current allocation and hence settlement boundary of Pitlochry.

**21. Explain the compatibility of the proposal with the existing character of the surrounding area.**

The existing character is urban edge and will be unaffected by this proposal and suitable landscaping will be promoted to protect the settlement edge.

**22. How does the site's location promote the use of sustainable transport?**

The site is located well served to local bus routes and Pitlochry railway station, which provides connections to Perth and Inverness. The local footpath network can be developed as part of a future Masterplan/development brief which could connect to the existing core path network and facilitate an off-road route to the High School.

**23. Does the site make best use of solar gain? Is the site protected from prevailing winds?**

The site's topography makes it an excellent location to maximise solar gain. The proposed site layout would be designed to mitigate against the impact of prevailing winds.

**INFRASTRUCTURE CAPACITY**

**24. Is the site serviced by the following existing utilities infrastructure? Select all that apply.**

☒ Water

☒ Sewerage

☒ Electricity

☒ Gas

☒ Telecommunications/Digital

**25. Have you approached the relevant utility providers to discuss whether capacity exists within the utility network? Please give details.**

Services will be taken to the site from Robertson Crescent/Pitlochry

**26. Explain how the site relates to existing road and rail networks.**

The site can be accessed from Golf Course Road which connects into Pitlochry Town Centre. Pitlochry railway station is approximately five minutes drive from the site.

**27. Please provide details of any known capacity issues in the existing road and rail networks and how these can be overcome.**

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

The request for additional land is a result of technical difficulties in accessing the allocated site. With this change to the boundary, delivery is assured.

#### SITE TECHNICAL CONSTRAINTS

**28. Do you have information that supports that the site is free from, or can be made free of any constraints?**

(For example, site stability, contamination, flood risk, overhead lines, health and safety exclusion zones)

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

All service connections are available and it is not anticipated that there will be any abnormal issues over and above normal servicing requirements.

There are no known aspects, flooding, ground stability or contamination issues affecting the site. There are no overhead lines or Health and Safety Zones exclusion zones affecting the site.

SAFEGUARD GREEN INFRASTRUCTURE

**29. Please explain what effect the proposal will have on the landscape character of the area.**

There will be no detrimental effect on the landscape character of the area and suitable landscape proposals will be promoted with the development.

**30. How will the development contribute to the green network?**

**31. Is this site located within 2km of, or likely to have an effect on a designated Natura 2000 site?**

Please give details.

☐ Yes ☒ No

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

**32. In what way would development of the site impact on a national, regional or local designated site?**

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

N/A

## DELIVERABILITY IN THE PLAN PERIOD

**33. What is the ownership/control status of the site?** Select all that apply.

- |  |   |
|--|---|
| <input type="checkbox"/> Owned/controlled by single developer.     | <input type="checkbox"/> Owned/controlled by multiple developers. |
| <input checked="" type="checkbox"/> Controlled by single owner.    | <input type="checkbox"/> In control of multiple owners.           |
| <input type="checkbox"/> In partnership with a developer.          | <input type="checkbox"/> In partnership with multiple developers. |
| <input type="checkbox"/> No developer involvement in the proposal. |   |

Where there are additional developers or landowners involved please provide details.

N/A

**34. When is the development proposed to take place on the site?**

- ☒ Within 5 years of adoption of the Local Development Plan (up to 2023)
- ☐ Within 5-10 years (up to 2023 – 2028)
- ☐ Beyond 10 years (beyond 2028)

**35. Provide details to demonstrate that the site can be considered effective in terms of any housing proposals.**  
(Whole, or in part to establish the suitability of the proposal in this regard).

The request for the additional land is a result of technical difficulties in accessing the allocation. With this change to the boundary, site delivery is assured.

## PART 3 DECLARATIONS

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### Action Programme

- ☒ I, the promoter/agent confirm that if my site is successful in the Call for Sites process and promoted within the Local Development Plan I will provide the Council with information as required to allow the Council to fulfill its duties to prepare Action Programmes.

### Further Information

- ☒ I, the promoter/agent confirm I am aware that as part of the Local Development Plan process I may be required to provide further information in the form of studies/investigations or other documentation prepared by suitably qualified professionals to support the information I have provided on this form and/or to establish the suitability of the site for development or redevelopment in line with the proposed use.

- ☒ I, the promoter/agent accept that details of this proposal may be publicised as part of consultation on this and future phases of the preparation of the local Development Plan.

**Signature**

- ☒ I, the promoter/agent certify that this is a submission for the Call for Sites process as part of Perth and Kinross Local Development Plan. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge (for electronic submissions, please confirm your statement by ticking the box instead of providing signature).

**Signature:**

**Name:**

**Date:**

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.

**36. How did you find out about the call for sites process?** optional question.

- ☐ Councils website
- ☐ Notice in Newspaper, could you tell us which one below?
- ☒ PKC Development Plan Scheme
- ☐ Telephone enquiry to Council
- ☐ Email enquiry to Council
- ☐ Social Media (e.g. Twitter, Facebook)
- ☐ Other, could you tell us how below?

Further information

---

Completed Submission forms and location plans should be addressed to  
[developmentplan@pkc.gov.uk](mailto:developmentplan@pkc.gov.uk)

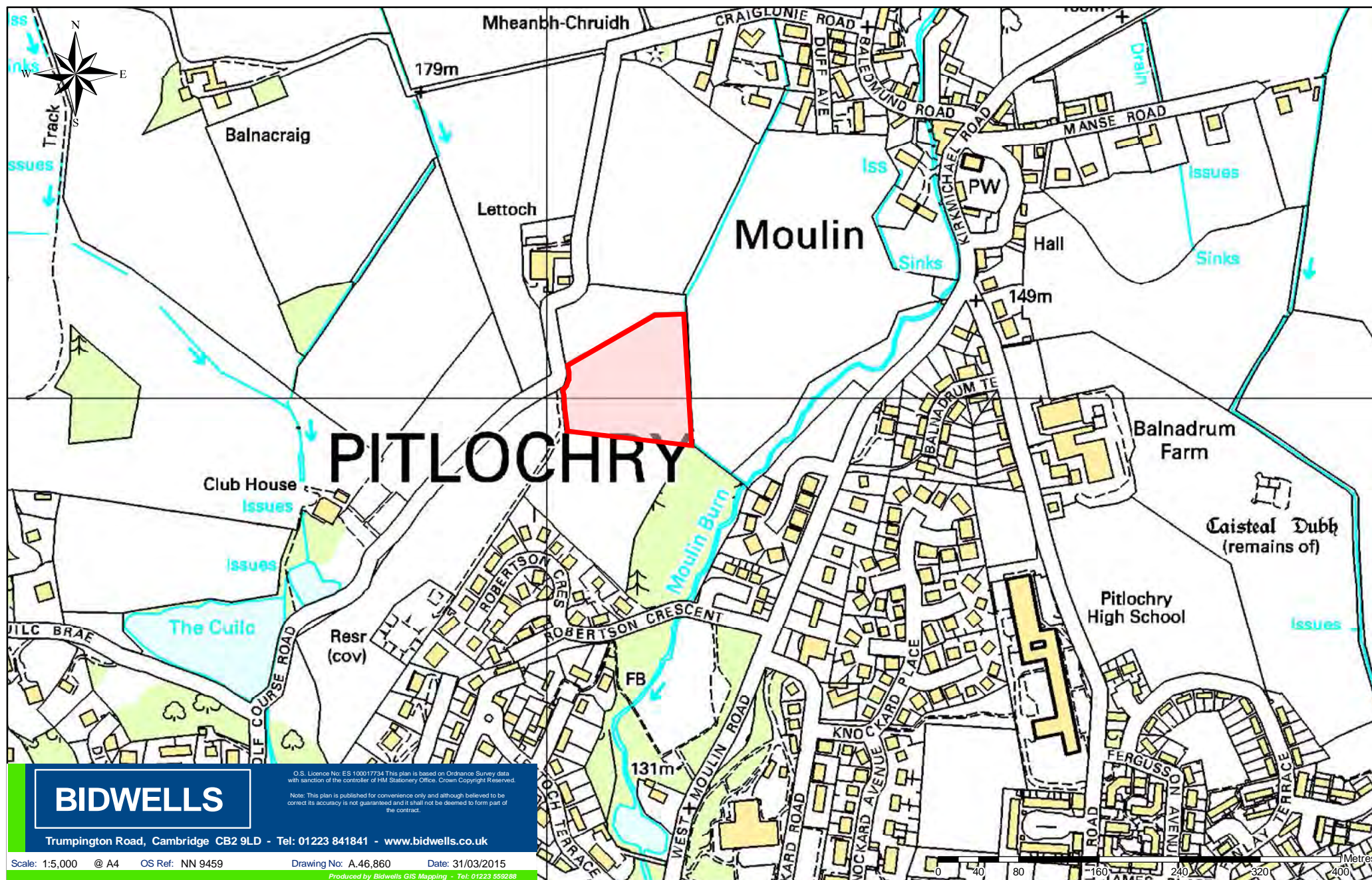
Or alternatively by post to:

Local Development Plan Team  
Perth and Kinross Council  
Pullar House  
35 Kinnoull Street  
Perth  
PH1 5GD

The Call for Sites process will run from Tuesday 20 January 2015 for 10 weeks. Completed Submissions must be received by Tuesday 31 March 2015.



# Lettoch Field, Pitlochry





# Perth and Kinross Local Development Plan Call for Issues

20 January - 31 March 2015

This form should be used to make a submission to the call for issues process to raise awareness of an issue for consideration in the review of the Perth and Kinross Local Development Plan. Requested information should be concise and to the point.

For help completing this form you are advised to read the associated [Guidance notes](#) or ring us on 01738 475300

## PART 1 APPLICANT AND SITE DETAILS

---

### 1. Agents Details (if any)

Name	<input type="text" value="Corinne MacDougall"/>
Company	<input type="text" value="Bidwells"/>
Building No./Name	<input type="text" value="5"/>
Address	<input type="text" value="Atholl Place"/>
Town/City	<input type="text" value="Perth"/>
Postcode	<input type="text" value="PH1 5NE"/>
Telephone	<input type="text" value="01738 630666"/>
Mobile	<input type="text"/>
Email	<input type="text" value="corinne.macdougall@bidwells.co.uk"/>

### 2. Your details

Name	<input type="text"/>
Company	<input type="text"/>
Building No./Name	<input type="text"/>
Address	<input type="text"/>
Town/ City	<input type="text"/>
Postcode	<input type="text"/>
Telephone	<input type="text"/>
Mobile	<input type="text"/>
Email	<input type="text"/>

### 3. Who is the main contact for this submission?

☒ Agent    ☐ You

## PART 2 IDENTIFYING ISSUES

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### CLIMATE CHANGE

**4. Our neighbourhoods and buildings should be planned and designed to cope better with bigger ranges of temperature and rainfall. We need to plan for more rain and greater flood risk, as well as possible drought in some years.**

**Do the Environmental Protection and Public Safety policies [EP1](#) & [EP2](#) (and associated [Supplementary Guidance](#)) of the existing Local Development Plan (LDP) adequately address this issue?**

- ☐ Yes
- ☐ No
- ☐ Don't know

If no, tell us what change you would like to see, and why?

### HEALTHIER LIVES

**5. People's health and wellbeing directly affect their quality of life. The existing LDP has policies aimed at improving people's quality of life. These include, for example Placemaking ([PM1](#) & [PM2](#)) and Green Infrastructure ([NE4](#)).**

**Do you think these policies and the associated Supplementary Guidance (currently only available for [Green Infrastructure](#)) need improving?**

- ☐ Yes
- ☐ No
- ☐ Don't know

If yes, please tell us what change you would like to see and why?

BUSINESS, TOURISM AND LESIURE

**6. Do the existing LDP policies ([ED1-5](#)) adequately protect the existing employment sites and businesses?**

- ☐ Yes
- ☐ No
- ☐ Don't know

If no, please tell us what you consider should change and why?

**7. Do the existing LDP policies ([ED1-5](#)) adequately encourage new employment sites and businesses?**

- ☐ Yes
- ☐ No
- ☐ Don't know

If no, please tell us what you consider should change and why?

CITY AND TOWN CENTRES

**8. New Government guidance aims to strengthen the role of Town Centres. Do you consider the existing policies in the LDP ([RC1-4](#) and [RD2](#)) already support vibrant city and town centres?**

- ☐ Yes
- ☐ No
- ☐ Don't know

If no please tell us for which town(s) and why you consider this to be the case.

This submission proposes an extension to the south west corner of Pitlochry settlement boundary. Pitlochry is one of three principal settlements in Highland Perthshire and subject to future growth particularly with the dualling of the A9.



## RESIDENTIAL DEVELOPMENT

**9. Do policies [RD1-6](#) provide a satisfactory framework for consideration of residential development within Perth & Kinross?**

- ☐ Yes
- ☐ No
- ☐ Don't know

Please give your reason(s) for your answer.

This submission proposes an extension to the (south west corner of Pitlochry) settlement boundary. The south west corner of Pitlochry. Pitlochry is a principal settlement and is facing an increasing housing demand which needs to be addressed in compliance with the TAYplan Spatial Strategy.

## LOW CARBON TRAVEL, HEAT AND POWER

**10. Given the Government's demanding legal targets to reduce Greenhouse gas emissions by at least 80% by 2050, with an interim target of 42% reduction by 2020. Do the Environmental Resources policy [ER1](#), Transport policy [TA1](#) and Climate Change, Carbon Reduction and Sustainable Construction policy [EP1](#) of the existing LDP need updating to enable Perth & Kinross Council to fulfill its obligations in this respect?**

- ☐ Yes
- ☐ No
- ☐ Don't know

If yes, please tell us what changes you consider would be appropriate and why?

## RESOURCE SECURITY

**11. Existing policy [ER3](#) of the LDP already aims to protect natural resources from development. How should the new LDP manage the issue of shale gas extraction ("fracking") and coal bed methane extraction?**

**12. Are other Natural Resources adequately protected by the LDP Policies ([ER3](#))?**

- ☐ Yes
- ☐ No
- ☐ Don't know

If no, explain what aspects of the policy you consider should be altered and why?

**GREEN/BLUE NETWORKS**

Green/Blue spaces and networks include any area of open space whether public or private; gardens, parks, woodlands and hedgerows. These are all important. It also includes water systems such as rivers, lakes and ponds, and the coastline. Networks refer to the interlinking of these spaces and features all of which have a host of benefits, for both people and biodiversity, e.g. Being utilised for travel to work (such as a footpath network), for leisure (e.g. parkland, woodland, sea-shore) or perhaps providing a habitat for important species.

**13. Do the existing policies ([NE1-6](#)) and associated Supplementary Guidance of the LDP adequately protect and promote green and blue networks?**

- ☐ Yes
- ☐ No
- ☐ Don't know

If you answered no, please help us by explaining how they should be changed, and your reason(s).

**OTHER ISSUES**

**14. Have we missed any land use planning issue which you consider the revised LDP2 should cover?**

- ☐ Yes
- ☐ No
- ☐ Don't know

If yes, please detail below, and give reasons for your suggestion(s).

#### SUPPLEMENTARY GUIDANCE

**15. Does the existing LDP have the right balance between Policies and [Supplementary Guidance](#) (SG), and does the SG cover the right topic areas?**

- ☐ Yes
- ☐ No
- ☐ Don't know

If no, please detail how you think the balance should change &/or which topic areas should be included/excluded, together with your reason(s).

### PART 3 DECLARATIONS

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- ☒ I /the agent accept that details of these issues may be publicised as part of consultation on this and future phases of the preparation of the Local Development Plan.

#### Signature

- ☒ I/ the agent certify that this is a submission for the Call for Issues process as part of Perth and Kinross Local Development Plan. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge (for electronic submissions, please confirm your statement by ticking the box instead of providing signature).

Signature:

Name:

Corinne MacDougall

Date:

31 March 2015

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.

**36. How did you find out about the call for sites process?** optional question.

- ☐ Councils website
- ☐ Notice in Newspaper, could you tell us which one below?
- ☒ PKC Development Plan Scheme
- ☐ Telephone enquiry to Council
- ☐ Email enquiry to Council
- ☐ Social Media (e.g. Twitter, Facebook)
- ☐ Other, could you tell us how below?

Further information

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Completed Submission forms and location plans should be addressed to  
[developmentplan@pkc.gov.uk](mailto:developmentplan@pkc.gov.uk)

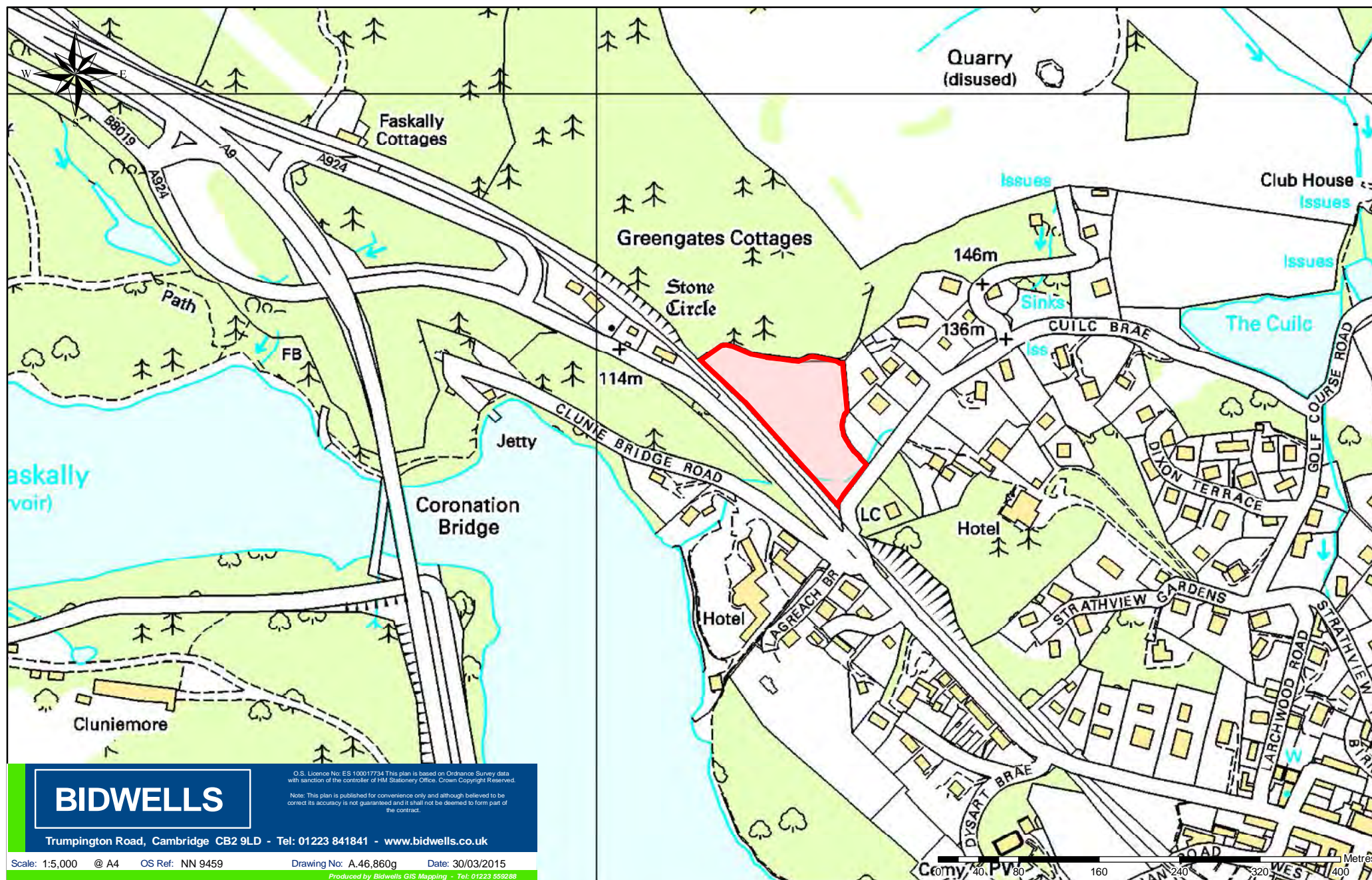
Or alternatively by post to:

Local Development Plan Team  
Perth and Kinross Council  
Pullar House  
35 Kinnoull Street  
Perth  
PH1 5GD

The Call for Issues process will run from Tuesday 20 January 2015 for 10 weeks. Completed Submissions must be received by Tuesday 31 March 2015.



# Cuilc Field, Pitlochry





# Perth and Kinross Local Development Plan

## Call for Sites

20 January - 31 March 2015

This form should be used to make a submission to the call for sites process to promote a site for development or redevelopment in the Perth and Kinross Local Development Plan. This form should be used where a change to a settlement boundary is suggested but should not be used for housing sites of fewer than 5 units as the Local Development Plan does not identify sites of this scale. Requested information should be concise and to the point.

For help completing this form you are advised to read the associated [Guidance notes](#) or ring us on 01738 475300

### PART 1 APPLICANT AND SITE DETAILS

---

#### 1. Your Details

Name	<input type="text" value="Mark Myles"/>
Organisation/ Community Council	<input type="text" value="MBM Planning &amp; Development"/>
Building No./Name	<input type="text" value="Algo Business Centre"/>
Address	<input type="text" value="Glenearn Road"/>
Town/City	<input type="text" value="Perth"/>
Postcode	<input type="text" value="PH2 0NJ"/>
Telephone	<input type="text" value="01738 450506"/>
Mobile	<input type="text" value="07887 801965"/>
Email	<input type="text" value="mm@mbmplanning.co.uk"/>

#### 2. Lead Developers Details (if any)

Name	<input type="text"/>
Organisation	<input type="text"/>
Building No./Name	<input type="text"/>
Address	<input type="text"/>
Town/ City	<input type="text"/>
Postcode	<input type="text"/>
Telephone	<input type="text"/>
Mobile	<input type="text"/>
Email	<input type="text"/>

#### 3. Primary Landowner's Details (if known)

Name	<input type="text" value="Dunan Estate"/>	Postcode	<input type="text"/>
organisation	<input type="text"/>	Telephone	<input type="text"/>
Building No./Name	<input type="text"/>	Mobile	<input type="text"/>
Address	<input type="text"/>	Email	<input type="text"/>
Town/City	<input type="text"/>		

- ☒ Please confirm, by ticking this box, that the landowner(s) has been notified that a submission is being made to the Call for Sites process relating to the land in their ownership?  
See question 33.

**4. Who is the main contact for this submission?**

- ☒ You      ☐ Developer      ☐ Land Owner  
☐ Other

**5. Site Area**

Please state the site area in either hectares or square metres:

Hectares (ha)

Square Metres (sq m)

**6. Postal Address or Location of proposed Development** (please include postcode)

Please identify the location of the site in your accompanying location plan.

Rannoch Station

**7. Current and Proposed Land Use**

Please describe the current designation and use of the site:

Existing settlement with potential for 2 infill houses to be erected on the site located between the Hotel and the Old Schoolhouse.

What land use would you like the site considered for?

The site is considered to offer the potential to accommodate some further limited development within a defined settlement boundary for Rannoch Station as shown on the attached plan. In the current LDP there is no reasoned justification or explanation as to why some settlements have been identified and others such as Rannoch Station have not. LDP2 offers the opportunity for the council to define a settlement boundary for what is regarded as a recognisable settlement. Rannoch Station must be one of a handful if not the only settlement in the country that is located on a main railway line with access to the wider rail network and also not currently considered to be a settlement. The site identified is considered to represent a sensible and realistic opportunity for limited small scale development through the identification of a boundary for Rannoch Station in the emerging development plan.



## PART 2 ADDRESSING THE SELECTION CRITERIA

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### ENHANCING PLACE

**8. Which of the strategic objectives within the Perth and Kinross Community Planning Partnership's Community Plan 2013 - 2023 does the proposal support? Select all that apply.**

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

Please explain how?

In terms of housing land, the council has already intimated that they are most interested in receiving information on potential sites in Highland Perthshire, Strathearn and the Strathmore Housing Market Areas and there is unlikely to be significant need for additional land in Kinross or the Perth Housing Market Areas.

It is acknowledged that the development strategy set out in Tayplan means that the focus for major development sites in the Highland Area will be aimed at those located within Aberfeldy and Pitlochry. However this should not be at the expense of allowing some limited small scale windfall development opportunities in other villages and smaller settlements in order to allow them to also continue to prosper and be sustainable locations in their own right. Rannoch Station falls within the Highland Area and the council should therefore be open to considering this type of small scale opportunity that can be accommodated in the short term within defined limits of the settlement.

**9. How will the proposal support local communities? How will the proposal enhance or create new local facilities?**

Further small scale housing will help support local infrastructure and services. Any development would benefit from access to local services and the location of the nearby rail station. Any new housing would also provide developer contributions towards enhancing the existing education provision in the area.

**10. Will the proposal create any permanent employment within Perth and Kinross?**

Will help to sustain construction jobs

**11. If the proposal will result in a loss of employment land, please give further details.**

No

**12. If the proposal supports a designated National Planning Framework national priority or a site identified in the Strategic Development Plan, please give details.**

No

**13. Explain how the proposal meets a potential land supply issue in the Perth and Kinross Local Development Plan.**

Please note that for housing sites we are most interested in receiving information on potential sites in the housing market areas covering Highland, Strathmore and Strathearn; there is unlikely to be a need for additional land in the Perth Housing Market Area or the Kinross Housing Market Area. For further information please see the associated Guidance Notes.

The proposal would enable a 'windfall' housing opportunity to come forward within the Highland Housing Market Area thus contributing to the council's aims above. This is particularly important within the Highland Area where there are a large number of small settlements and where the proposed windfall and small sites housing land requirement is likely to be the greatest. See also the response already provided under question 8.

**14. Is the proposed site within or next to an existing settlement area?**

☒ Yes      ☐ No

**15. Is the proposed site within the Green Belt as identified in the Perth and Kinross Local Development Plan?**

☐ Yes, go to question 16      ☒ No, go to question 17

**16. Describe what makes the proposal suitable or appropriate at a green belt location. Is a green belt location essential? If so, why?**

N/A

**17. Will the proposal affect any cultural heritage asset(s)?**

(for example, Scheduled Monuments, archaeological sites, listed buildings and or their setting, Conservation Areas, Gardens and Design Landscapes, Historical Battlefields). Please provide details of the asset(s) and of the impact (positive or negative) that the proposal will have.

No

**18. Provide details of any known previous development of the site.**

No previous development however a planning application was previously submitted (10/01977/FLL) to erect 2 houses on the site. The application was refused as being contrary to the housing in the countryside policy and at their meeting in May 2011, the Local Review Body considered that this was a matter that would be more appropriately considered as part of the identification of any settlement boundary for Rannoch Station via the Development Plan process.

**19. Will development of this site re-use existing buildings?**

No

**20. Explain the compatibility of the proposal with neighbouring uses.**

The site is sandwiched between the hotel and its garden and the Old Schoolhouse all within the limits of the existing settlement. Residential properties would be compatible with the existing land uses in the area and would not result in any loss of amenity or land use conflicts.

**21. Explain the compatibility of the proposal with the existing character of the surrounding area.**

The proposal would tie in with the character and established pattern of development that is already located along the northern side of the public road in this part of Rannoch Station.

**22. How does the site's location promote the use of sustainable transport?**

The site would form part of the existing settlement and would therefore be able to benefit from access to services including the railway station.

**23. Does the site make best use of solar gain? Is the site protected from prevailing winds?**

Yes. Any development on this site would benefit greatly from its southerly facing aspect so would be able to incorporate energy efficiency measures into any design.

**INFRASTRUCTURE CAPACITY**

**24. Is the site serviced by the following existing utilities infrastructure? Select all that apply.**

☒ Water

☒ Sewerage

☒ Electricity

☐ Gas

☒ Telecommunications/Digital

**25. Have you approached the relevant utility providers to discuss whether capacity exists within the utility network? Please give details.**

Not at this stage

**26. Explain how the site relates to existing road and rail networks.**

The site is bound by the existing public road serving the settlement which extends to the broader public road. The nearest access to the rail network would be within short walking distance to the west.

**27. Please provide details of any known capacity issues in the existing road and rail networks and how these can be overcome.**

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

None

#### SITE TECHNICAL CONSTRAINTS

**28. Do you have information that supports that the site is free from, or can be made free of any constraints?**

(For example, site stability, contamination, flood risk, overhead lines, health and safety exclusion zones)

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

This proposal is seeking the identification of a settlement boundary and not proposing a housing site of 5 or more units.



SAFEGUARD GREEN INFRASTRUCTURE

**29. Please explain what effect the proposal will have on the landscape character of the area.**

Any development would tie in with and would be read as forming part of the existing settlement so would have a negligible impact on the wider landscape character of the area.

**30. How will the development contribute to the green network?**

N/A

**31. Is this site located within 2km of, or likely to have an effect on a designated Natura 2000 site?**

Please give details.

☐ Yes ☒ No

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

**32. In what way would development of the site impact on a national, regional or local designated site?**

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

N/A

## DELIVERABILITY IN THE PLAN PERIOD

**33. What is the ownership/control status of the site?** Select all that apply.

- |   |   |
|---|---|
| <input type="checkbox"/> Owned/controlled by single developer.                | <input type="checkbox"/> Owned/controlled by multiple developers. |
| <input checked="" type="checkbox"/> Controlled by single owner.               | <input type="checkbox"/> In control of multiple owners.           |
| <input type="checkbox"/> In partnership with a developer.                     | <input type="checkbox"/> In partnership with multiple developers. |
| <input checked="" type="checkbox"/> No developer involvement in the proposal. |   |

Where there are additional developers or landowners involved please provide details.

**34. When is the development proposed to take place on the site?**

- ☒ Within 5 years of adoption of the Local Development Plan (up to 2023)
- ☐ Within 5-10 years (up to 2023 – 2028)
- ☐ Beyond 10 years (beyond 2028)

**35. Provide details to demonstrate that the site can be considered effective in terms of any housing proposals.**  
(Whole, or in part to establish the suitability of the proposal in this regard).

The land is free from any constraints, can be accessed easily from the adjacent public road and would not require any advance infrastructure investment.

## PART 3 DECLARATIONS

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### Action Programme

- ☒ I, the promoter/agent confirm that if my site is successful in the Call for Sites process and promoted within the Local Development Plan I will provide the Council with information as required to allow the Council to fulfill its duties to prepare Action Programmes.

### Further Information

- ☒ I, the promoter/agent confirm I am aware that as part of the Local Development Plan process I may be required to provide further information in the form of studies/investigations or other documentation prepared by suitably qualified professionals to support the information I have provided on this form and/or to establish the suitability of the site for development or redevelopment in line with the proposed use.

- ☒ I, the promoter/agent accept that details of this proposal may be publicised as part of consultation on this and future phases of the preparation of the local Development Plan.

**Signature**

- ☒ I, the promoter/agent certify that this is a submission for the Call for Sites process as part of Perth and Kinross Local Development Plan. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge (for electronic submissions, please confirm your statement by ticking the box instead of providing signature).

**Signature:**

**Name:**

**Date:**

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.

**36. How did you find out about the call for sites process?** optional question.

- ☐ Councils website
- ☐ Notice in Newspaper, could you tell us which one below?
- ☐ PKC Development Plan Scheme
- ☐ Telephone enquiry to Council
- ☐ Email enquiry to Council
- ☐ Social Media (e.g. Twitter, Facebook)
- ☒ Other, could you tell us how below?

Further information

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Completed Submission forms and location plans should be addressed to  
[developmentplan@pkc.gov.uk](mailto:developmentplan@pkc.gov.uk)

Or alternatively by post to:

Local Development Plan Team  
Perth and Kinross Council  
Pullar House  
35 Kinnoull Street  
Perth  
PH1 5GD

The Call for Sites process will run from Tuesday 20 January 2015 for 10 weeks. Completed Submissions must be received by Tuesday 31 March 2015.



# Perth and Kinross Local Development Plan

## Call for Sites

20 January - 31 March 2015

This form should be used to make a submission to the call for sites process to promote a site for development or redevelopment in the Perth and Kinross Local Development Plan. This form should be used where a change to a settlement boundary is suggested but should not be used for housing sites of fewer than 5 units as the Local Development Plan does not identify sites of this scale. Requested information should be concise and to the point.

For help completing this form you are advised to read the associated [Guidance notes](#) or ring us on 01738 475300

### PART 1 APPLICANT AND SITE DETAILS

#### 1. Your Details

Name	<input type="text" value="Sue Manning"/>
Organisation/ Community Council	<input type="text" value="ecological architecture LLP"/>
Building No./Name	<input type="text" value="The Cart Shed Studio"/>
Address	<input type="text" value="Tombreck&lt;br/&gt;Lawers"/>
Town/City	<input type="text" value="Aberfeldy"/>
Postcode	<input type="text" value="PH15 2PB"/>
Telephone	<input type="text" value="01567 829355"/>
Mobile	<input type="text"/>
Email	<input type="text" value="sue@ecological-architecture.co."/>

#### 2. Lead Developers Details (if any)

Name	<input type="text"/>
Organisation	<input type="text"/>
Building No./Name	<input type="text"/>
Address	<input type="text"/>
Town/ City	<input type="text"/>
Postcode	<input type="text"/>
Telephone	<input type="text"/>
Mobile	<input type="text"/>
Email	<input type="text"/>

#### 3. Primary Landowner's Details (if known)

Name	<input type="text" value="Tober Brown"/>	Postcode	<input type="text" value="PH15 2PB"/>
organisation	<input type="text" value="Tombreck Farm"/>	Telephone	<input type="text" value="01567 820500"/>
Building No./Name	<input type="text" value="The Farmhouse"/>	Mobile	<input type="text"/>
Address	<input type="text" value="Tombreck&lt;br/&gt;Lawers&lt;br/&gt;Aberfeldy"/>	Email	<input type="text" value="sue@ecological-architecture.co."/>
Town/City	<input type="text"/>		

☒ Please confirm, by ticking this box, that the landowner(s) has been notified that a submission is being made to the Call for Sites process relating to the land in their ownership?  
See question 33.

**4. Who is the main contact for this submission?**

☐ You ☐ Developer ☐ Land Owner

☐ Other

**5. Site Area**

Please state the site area in either hectares or square metres:

Hectares (ha)

1

Square Metres (sq m)

**6. Postal Address or Location of proposed Development** (please include postcode)

Please identify the location of the site in your accompanying location plan.

Tombreck  
Lawers  
Aberfeldy  
PH15 2PB

**7. Current and Proposed Land Use**

Please describe the current designation and use of the site:

Agriculture - Rough Grazing

What land use would you like the site considered for?

Shared Equity Affordable Housing; 5 house units or more.

## PART 2 ADDRESSING THE SELECTION CRITERIA

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### ENHANCING PLACE

**8. Which of the strategic objectives within the Perth and Kinross Community Planning Partnership's Community Plan 2013 - 2023 does the proposal support? Select all that apply.**

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

Please explain how?

These housing proposals form part of the 'Permaculture' or 'Agroforestry' proposals for Tombreck Farm. Please see map. This is to enable new farming entrants, young farmers, their families, and others, to obtain access to land and create rural livelihoods. To build and / or occupy houses that are healthy and affordable, and for this affordability to be 'locked-in' by way of a community land trust for future generations.

**9. How will the proposal support local communities? How will the proposal enhance or create new local facilities?**

The community facility of the Big Shed at Tombreck will benefit from more people living in the immediate locality. The community of Killin will benefit from more people using its shops, library and other services. The community of Kenmore and Aberfeldy will benefit from more children and young people attending the schools. The development of the site would reinforce the distinctive place and community of Tombreck.

**10. Will the proposal create any permanent employment within Perth and Kinross?**

Yes; land based employment mainly in forestry and farming

**11. If the proposal will result in a loss of employment land, please give further details.**

**12. If the proposal supports a designated National Planning Framework national priority or a site identified in the Strategic Development Plan, please give details.**

**13. Explain how the proposal meets a potential land supply issue in the Perth and Kinross Local Development Plan.**

Please note that for housing sites we are most interested in receiving information on potential sites in the housing market areas covering Highland, Strathmore and Strathearn; there is unlikely to be a need for additional land in the Perth Housing Market Area or the Kinross Housing Market Area. For further information please see the associated Guidance Notes.

The proposed housing site is within Highland Perthshire.

**14. Is the proposed site within or next to an existing settlement area?**

☐ Yes      ☐ No

**15. Is the proposed site within the Green Belt as identified in the Perth and Kinross Local Development Plan?**

☐ Yes, go to question 16      ☐ No, go to question 17

**16. Describe what makes the proposal suitable or appropriate at a green belt location. Is a green belt location essential? If so, why?**

**17. Will the proposal affect any cultural heritage asset(s)?**

(for example, Scheduled Monuments, archaeological sites, listed buildings and or their setting, Conservation Areas, Gardens and Design Landscapes, Historical Battlefields). Please provide details of the asset(s) and of the impact (positive or negative) that the proposal will have.

No

**18. Provide details of any known previous development of the site.**

None

**19. Will development of this site re-use existing buildings?**

No



**20. Explain the compatibility of the proposal with neighbouring uses.**

Proposal is compatible with neighbouring land uses of houses, gardens, allotments and woodland.

**21. Explain the compatibility of the proposal with the existing character of the surrounding area.**

Houses will be affordable, and no larger than existing houses at Tombreck.

**22. How does the site's location promote the use of sustainable transport?**

The site is adjacent to the proposed 'Lochtayside Way', a footpath and cycle path connecting the communities of Killin, Lawers, Fernan and Kenmore

**23. Does the site make best use of solar gain? Is the site protected from prevailing winds?**

The site is south facing and all houses will be of passive solar design. The land rises behind the site to protect from the worst of the prevailing winds.

**INFRASTRUCTURE CAPACITY**

**24. Is the site serviced by the following existing utilities infrastructure? Select all that apply.**

☐ Water

☐ Sewerage

☒ Electricity

☐ Gas

☒ Telecommunications/Digital

**25. Have you approached the relevant utility providers to discuss whether capacity exists within the utility network? Please give details.**

Have not approached utility providers. Electrical capacity should be sufficient with 3 phase transformer on site. No gas. There is a private water supply. The existing buildings at Tombreck are served by a private Sewage Treatment System.

**26. Explain how the site relates to existing road and rail networks.**

Site adjacent to A827

**27. Please provide details of any known capacity issues in the existing road and rail networks and how these can be overcome.**

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

None known

#### SITE TECHNICAL CONSTRAINTS

**28. Do you have information that supports that the site is free from, or can be made free of any constraints?**

(For example, site stability, contamination, flood risk, overhead lines, health and safety exclusion zones)

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

No site constraints with regards to the above.

## SAFEGUARD GREEN INFRASTRUCTURE

### 29. Please explain what effect the proposal will have on the landscape character of the area.

The proposed house sites are along the same linear contour pattern of all the settlements along the North Shore of Loch Tay. Existing landscape pattern is of scattered farmhouses and small villages, located to avoid flooding and to maximise shelter and sunlight, and the proposal would reflect this. The scale of the development would be medium to small, and further trees would be planted for screening

### 30. How will the development contribute to the green network?

Green infrastructure allows the essential benefits of nature to be available to people; known as Ecosystems Services, these benefits will be provided in the following ways. Provisioning Services: farm and garden crops, farm livestock, wild animals, fresh water supply, fishing, Regulating Services: agroforestry proposals to lock up carbon and help towards mitigating climate change, Cultural Services: aesthetic, mountain and loch recreation, tourism.

### 31. Is this site located within 2km of, or likely to have an effect on a designated Natura 2000 site?

Please give details.

☐ Yes ☐ No

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

### 32. In what way would development of the site impact on a national, regional or local designated site?

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

Ben Lawers is a SAC, and a National Nature Reserve, SSI, which is about 2km away, and the development is unlikely to have an effect.

Part of Carie and Cragganester Woods (316) SS1 is located on Tombreck Farm.

## DELIVERABILITY IN THE PLAN PERIOD

**33. What is the ownership/control status of the site?** Select all that apply.

- |   |   |
|---|---|
| <input type="checkbox"/> Owned/controlled by single developer.                | <input type="checkbox"/> Owned/controlled by multiple developers. |
| <input checked="" type="checkbox"/> Controlled by single owner.               | <input type="checkbox"/> In control of multiple owners.           |
| <input type="checkbox"/> In partnership with a developer.                     | <input type="checkbox"/> In partnership with multiple developers. |
| <input checked="" type="checkbox"/> No developer involvement in the proposal. |   |

Where there are additional developers or landowners involved please provide details.

**34. When is the development proposed to take place on the site?**

- ☐ Within 5 years of adoption of the Local Development Plan (up to 2023)
- ☐ Within 5-10 years (up to 2023 – 2028)
- ☐ Beyond 10 years (beyond 2028)

**35. Provide details to demonstrate that the site can be considered effective in terms of any housing proposals.**

(Whole, or in part to establish the suitability of the proposal in this regard).

Affordable Housing through a Community Ownership Shared Equity Housing Scheme. The land would be held in Community Ownership, and the houses would self build and or shared equity tenure. The aim of the project is to retain affordability for low income land based workers into the future, with an emphasis on bringing younger people into the area.

## PART 3 DECLARATIONS

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### Action Programme

- ☒ I, the promoter/agent confirm that if my site is successful in the Call for Sites process and promoted within the Local Development Plan I will provide the Council with information as required to allow the Council to fulfill its duties to prepare Action Programmes.

### Further Information

- ☒ I, the promoter/agent confirm I am aware that as part of the Local Development Plan process I may be required to provide further information in the form of studies/investigations or other documentation prepared by suitably qualified professionals to support the information I have provided on this form and/or to establish the suitability of the site for development or redevelopment in line with the proposed use.

- ☒ I, the promoter/agent accept that details of this proposal may be publicised as part of consultation on this and future phases of the preparation of the local Development Plan.

**Signature**

- ☒ I, the promoter/agent certify that this is a submission for the Call for Sites process as part of Perth and Kinross Local Development Plan. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge (for electronic submissions, please confirm your statement by ticking the box instead of providing signature).

**Signature:**

**Name:**

**Date:**

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.

**36. How did you find out about the call for sites process?** optional question.

- ☐ Councils website
- ☒ Notice in Newspaper, could you tell us which one below?
- ☐ PKC Development Plan Scheme
- ☐ Telephone enquiry to Council
- ☐ Email enquiry to Council
- ☐ Social Media (e.g. Twitter, Facebook)
- ☐ Other, could you tell us how below?

Further information

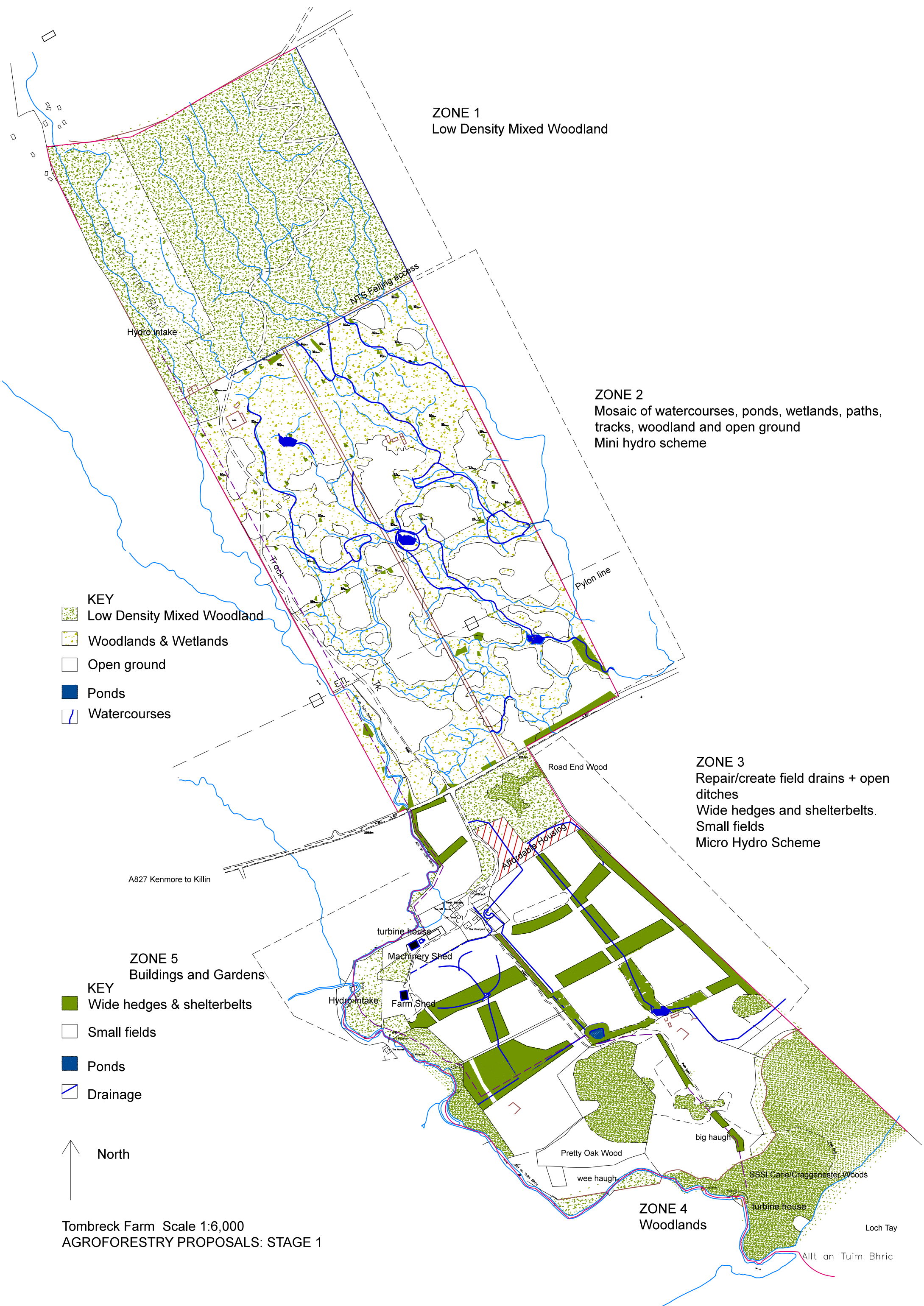
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Completed Submission forms and location plans should be addressed to  
[developmentplan@pkc.gov.uk](mailto:developmentplan@pkc.gov.uk)

Or alternatively by post to:

Local Development Plan Team  
Perth and Kinross Council  
Pullar House  
35 Kinnoull Street  
Perth  
PH1 5GD

The Call for Sites process will run from Tuesday 20 January 2015 for 10 weeks. Completed Submissions must be received by Tuesday 31 March 2015.



ZONE 1  
Low Density Mixed Woodland

ZONE 2  
Mosaic of watercourses, ponds, wetlands, paths,  
tracks, woodland and open ground  
Mini hydro scheme

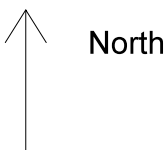
ZONE 3  
Repair/create field drains + open  
ditches  
Wide hedges and shelterbelts.  
Small fields  
Micro Hydro Scheme

ZONE 4  
Woodlands

ZONE 5  
Buildings and Gardens

- KEY
- Low Density Mixed Woodland
  - Woodlands & Wetlands
  - Open ground
  - Ponds
  - Watercourses

- KEY
- Wide hedges & shelterbelts
  - Small fields
  - Ponds
  - Drainage



Tombreck Farm Scale 1:6,000  
AGROFORESTRY PROPOSALS: STAGE 1

Loch Tay

Allt an Tuim Bhrìc