



# 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="Ben Train"/>
Organisation/ Community Council	<input type="text" value="Tesco Stores Limited"/>
Building No./Name	<input type="text" value="Scottish Property Office"/>
Address	<input type="text" value="Carnegie Road"/>
Town/City	<input type="text" value="Livingston"/>
Postcode	<input type="text" value="EH54 8TB"/>
Telephone	<input type="text" value="07890798317"/>
Mobile	<input type="text" value=""/>
Email	<input type="text" value="ben.train@uk.tesco.com"/>

#### 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="EH1 2AA"/>
organisation	<input type="text" value="Santon Group Developments Lt"/>	Telephone	<input type="text"/>
Building No./Name	<input type="text"/>	Mobile	<input type="text"/>
Address	<input type="text" value="C/O DLA&lt;br/&gt;Rutland Square"/>	Email	<input type="text"/>
Town/City	<input type="text" value="Edinburgh"/>		

- ☒ 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 West Of Duchlage Farm,  
Duchlage Road, Crieff, PH7 3SD.

**7. Current and Proposed Land Use**

Please describe the current designation and use of the site:

Allocated as 'Retail' in the Perth & Kinross Local Development Plan (2014). Current use as farmland. The site benefits from planning consent for the development of a superstore (08/01955/FLM). Confirmation received from the council that the consent has been implemented by virtue of demolition on the site.

What land use would you like the site considered for?

Maintain the allocation for retail.

## 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?

Development of the site for retail will provide needed shopping facilities for the local community and result in jobs and investment in the local economy.

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

There is still interest in developing retail facilities on the site, despite the fact that Tesco is no longer proposing a store. The site is currently being marketed and there is interest from other retailers who will provide the local community with the needed shopping facilities and the resultant jobs and investment.

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

Retail development on the site will provide temporary construction jobs and permanent jobs through the employment of the associated retail staff.

**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?**

**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.**

Demolition associated with implementing the consent for a superstore (08/01955/FLM).

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

N/A

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

Committee report associated with the approval of consent for the superstore (08/01955/FLM) found that the proposal was compatible with neighboring uses.

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

Retail in this location compatible with the built form of the surrounding area.

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

Provision of retail on the site will reduce the need for people to travel to Perth and other locations for shopping. In addition, the site is well served by a number of buses which travel along Broich Road (A924). There are more bus services available on the High Street, which is approximately 1km from the site. Appropriate provision of cycle parking is proposed as part of the extant consent.

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

Design of the consented scheme makes use of solar gain, with the main facade facing south and a ranged of environmental initiatives proposed. Principles of solar gain and protection from the prevailing winds can be incorporated into any design rework as part of an alternative retail scheme on the site.

**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.

Yes - agreements reached as part of the extant planning consent on the site.

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

No rail links, but agreement on roads capacity and enhancements to mitigate impacts agreed as part of the extant planning consent on 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.

Road mitigation measures agreed as part of the extant planning consent for 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.

All development constraints addressed as part of the extant consent on the site.

SAFEGUARD GREEN INFRASTRUCTURE

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

N/A

**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 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.

The site is currently being marketed and sale to an alternative retailer or developer with retail interest likely.

**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

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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

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#### 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=""/>
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 Scougall"/>	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 on the eastern edge of St David's as shown on the attached site location plan prepared by James Denholm Partnership

**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?

The site is considered to offer the potential to accommodate some further limited development within an expanded settlement boundary as shown on the attached plan. The site represents a sensible and realistic opportunity for infill development within what would constitute a logical rounding off of the existing settlement boundary. Development is already located to the west and also to the north on the opposite side of the public road and limited infill development within this area would fully respect the character and pattern of development that has already been allowed to expand along this southern side of the public road. The site is also within the 30mph speed limit boundary of the village and would make a useful contribution to the windfall housing requirement within the Strathearn Housing Market Area.

## 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 Strathearn Area will be aimed at those located within Crieff and Auchterarder. 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. St David's falls within the Strathearn Area and the council should therefore be open to considering this type of small scale opportunity that can be accommodated in the short term on the edge of the current 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 local access to bus services and the recently constructed local community hall is located only a short distance to the west along the public road. 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 Strathearn Area thus contributing to the council's aims above. 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.**

N/A

**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 existing settlement boundary. Residential properties are located to the south west and northwest and therefore a limited number of residential units on the site would be compatible with the existing land uses in the area 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 tie in with the character and established pattern of development that is already located along the southern side of the public road in St David's.

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

The site would form part of the existing village and would therefore be able to benefit from access to local bus and taxi services.

**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 village which extends to the broader public road network a short distance to the north east. The nearest access to the rail network would be available at Gleneagles or Perth stations.

**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 only seeking a change to 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 type="checkbox"/> Controlled by single owner.                          | <input checked="" 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

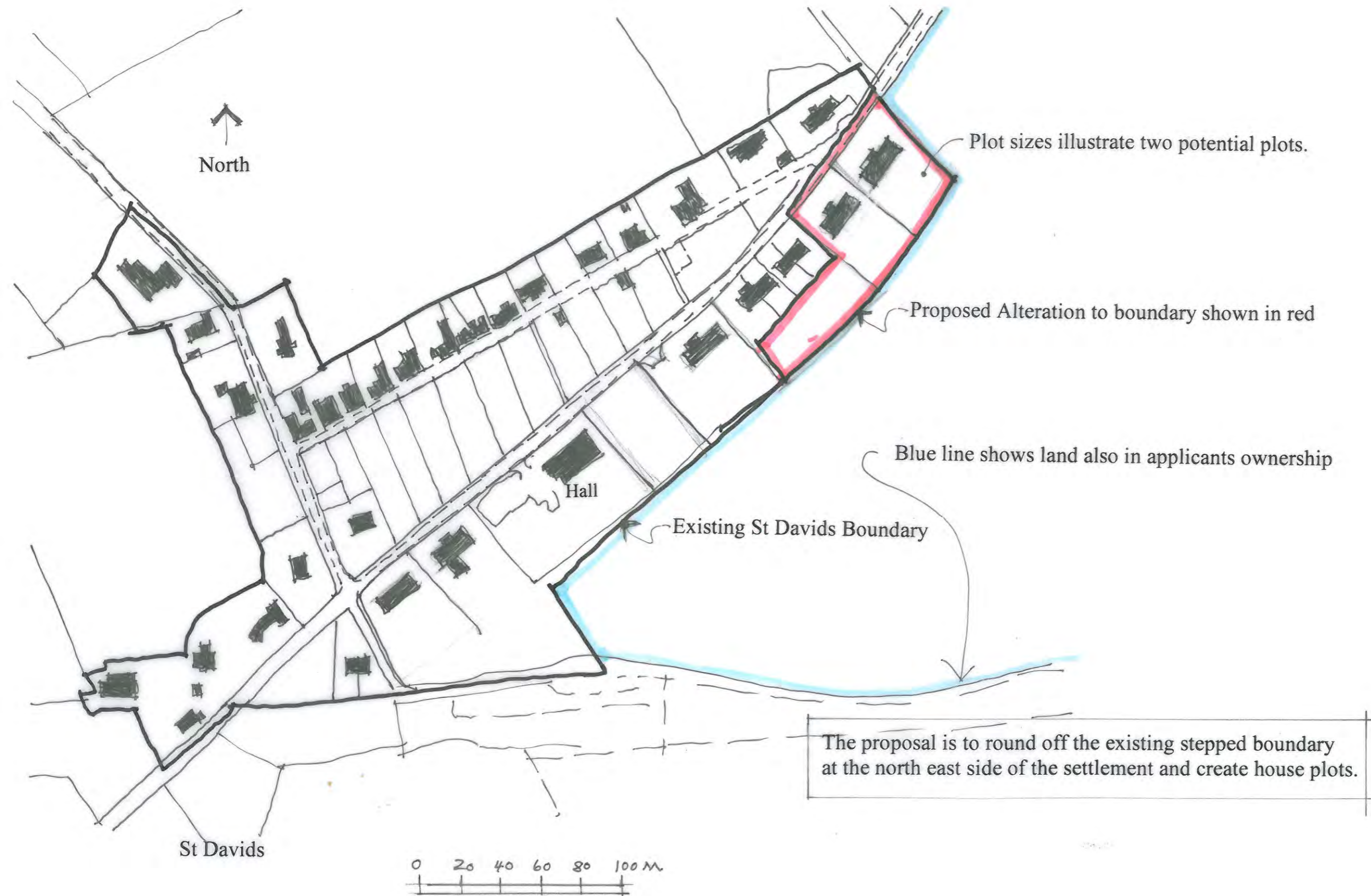
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[developmentplan@pkc.gov.uk](mailto:developmentplan@pkc.gov.uk)

Or alternatively by post to:

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Perth and Kinross Council  
Pullar House  
35 Kinnoull Street  
Perth  
PH1 5GD

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#### NOTES

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ALL SIZES TO BE SITE VERIFIED  
IF IN DOUBT, PLEASE ASK  
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DO NOT SCALE FOR  
CONSTRUCTION PURPOSES

#### HEALTH AND SAFETY NOTES

SIGNIFICANT RESIDUAL HAZARDS	PRESENT	DESCRIPTION
Asbestos	<input type="checkbox"/>	
Health Hazards	<input type="checkbox"/>	
Structural Instability	<input type="checkbox"/>	
Ground Conditions	<input type="checkbox"/>	
Contamination	<input type="checkbox"/>	
Buried and Overhead Services	<input type="checkbox"/>	
Underground Structures	<input type="checkbox"/>	
Adjacent Activities	<input type="checkbox"/>	
Site Restrictions	<input type="checkbox"/>	
Other (specify)	<input type="checkbox"/>	

ACTIONS / NOTES:

#### REVISIONS

REV	DATE	BY	DETAILS

CLIENT

Alec and Anna Scougall

PROJECT

LDP Representation at  
St Davids, Madderty

PURPOSE

LDP

DRAWN BY

JS

DATE

2/15

DRAWING TITLE

Block Plan as Proposed

SCALE 1:2000

A3 PAPER SIZE

JOB NO.

4572

DWG NO.

PO1

REVISION

**DENHOLM**  
PARTNERSHIP  
ARCHITECTS

www.denholmpartnership.co.uk

T: (01764) 670899

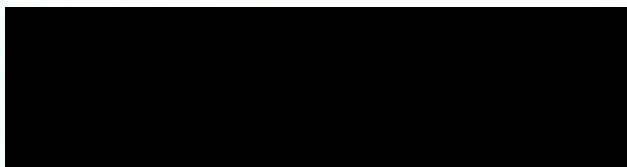
RECEIVED  
30 MAR 2015

Monzie Estate Office  
Monzie  
Crieff  
Perthshire  
PH7 4HE

Dear Sir or Madam

Enclosed are two separate submission forms for calls for sites with attached location plans, for the village of Gilmerton, which we trust you will consider for inclusion in the main issues report.

Yours faithfully



David Crichton

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

✓



# 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

Organisation/ Community Council

Building No./Name

Address

Town/City

Postcode

Telephone

Mobile

Email

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

Name

Organisation

Building No./Name

Address

Town/ City

Postcode

Telephone

Mobile

Email

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

Name

organisation

Building No./Name

Address

Town/City

Postcode

Telephone

Mobile

Email

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.

As noted in the local development plan Strathearn requires an additional 265 allocations, with an emphasis on Crieff, given the recent and proposed infrastructure investment such as the community campus. At 2 miles, Gilmerton is within walking and cycling distance of Crieff, and there is also a regular bus service on the A85. As a result an allocation to Gilmerton provides diversification and choice, while contributing to the Strathearn area policy and goals.

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.

We are aware of the archeological feature to the north east of the site, specifically the Cultoquhey fort. Any development is sufficiently far away from this monument to avoid any unnecessary impact.

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

N/A

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

Yes. A small ruined abattoir can be redeveloped.

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

The site is immediately adjoining the village of Gilmerton.

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

The site is at a lower level than the A85 road, so the visual impact would be limited to both passing traffic and Gilmerton residents.

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

The site is 2 miles from Crieff, which is within walking and cycling distance. The site is also adjacent to the Gilmerton bus stop, so would promote the use of public transport.

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

The site is south facing and has some woodland protection from the north and west.

**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.**

Monzie Estate has previously investigated infrastructure provision, as question marks were raised as to sewage provision and water supply. The Water Authority addressed the sewage issue in the 1990's with an upgrade, installing a pumping system which pumps waste to the Crieff treatment plant, following the route of the A85. Water is supplied to Gilmerton from Loch Turret reservoir. The main drain to Perth feeds a holding tank adjacent to the A822 on the north side of the village. As a result neither sewage or water supply is a constraint on development. In terms of electricity supply, SHE upgraded transmission lines to Gilmerton approximately 15 years ago to accommodate a potential increase in housing. As this extra capacity has not been used, we do not expect electricity to be a constraint on development. Gilmerton does not receive mains gas.

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

The site is adjacent to the A85 trunk road, with an existing bell mouth entrance to Cultoquhey Hotel, within the 30 mile an hour restricted zone. The closest railway station is Gleneagles.

**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.

We are not aware of any capacity issues with road or rail.

#### 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.

Given the fact Gilmerton is on a slope, flood risk is minimised. We are not aware of any further technical constraints.

## SAFEGUARD GREEN INFRASTRUCTURE

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

The Tayside landscape assessment notes the transition from broad valley Lowlands such as Strathearn, to lowland hills such as Keilour, and then the transition over the Highland fault to Highland glens. The landscape is varied and interesting, we believe Gilmerton sits on the edge of the broad valley Lowlands. The assessment notes that new development should reinforce the existing settlement pattern, focussed on market towns and smaller villages. We believe that Gilmerton is able to provide development sites that are unobtrusive, and protect the landscape character particularly well.

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

Gilmerton is well served by fields and woodlands that provide the opportunities for physical activity the policy requires. The biodiversity of the environment surrounding the village can be enjoyed by many.

**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.

**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).

We would not expect any ownership or technical difficulties to interfere with the effectiveness of the site.

## 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:**

[Redacted Signature]

**Name:**

David Crichton

**Date:**

27/03/15

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

Courier

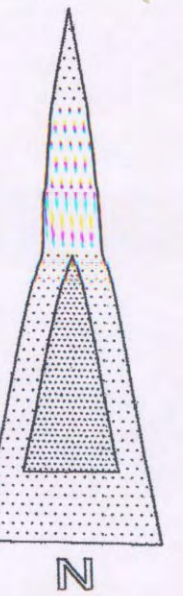
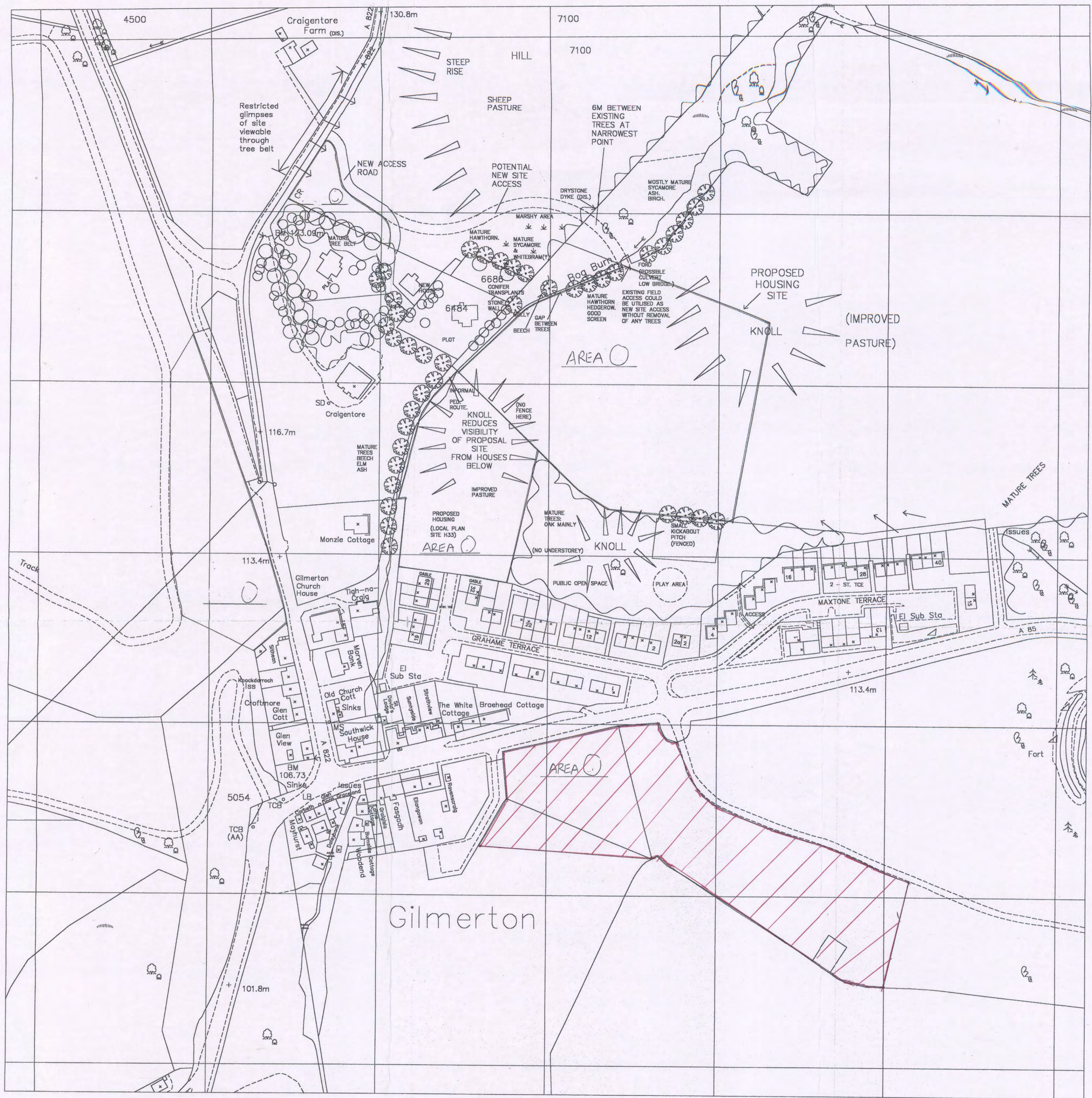
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Completed Submission forms and location plans should be addressed to  
[developmentplan@pkc.gov.uk](mailto:developmentplan@pkc.gov.uk)

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.



SCALE 1:1250



# 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

Organisation/ Community Council

Building No./Name

Address

Town/City

Postcode

Telephone

Mobile

Email

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

Name

Organisation

Building No./Name

Address

Town/ City

Postcode

Telephone

Mobile

Email

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

Name

organisation

Building No./Name

Address

Town/City

Postcode

Telephone

Mobile

Email

- ☒ 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)

1.62

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 site lies to the north east of the village core and to the north of Graham Terrace and Maxtone Terrace, beyond the previously allocated residential site and the wooded area which contains a children's play area.

**7. Current and Proposed Land Use**

Please describe the current designation and use of the site:

The site is currently in use as grazing land.

What land use would you like the site considered for?

Residential development.

## 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 represents a specific opportunity to develop large executive style detached houses set within extensive landscaped areas. The traditional core of Gilmerton is located around the junction of the A85 and A822. In the 1960's and 1970's Graham Terrace and Maxtone Terrace were constructed as local authority housing situated alongside the A85. These developments effectively tripled the number of houses in the village and in the process provided the village with a more linear settlement boundary. Since the early 1980's only two additional private homes have been constructed in the village. This lack of development has created a demographic imbalance, with a significant proportion of village inhabitants now of retirement age. This imbalance cannot be addressed without new investment, specifically the provision of additional housing allocations within the village.

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

We believe investment and an increase in the number of Gilmerton residents is an essential first step in supporting the community.

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

Unknown.

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.

As noted in the local development plan Strathearn requires an additional 265 allocations, with an emphasis on Crieff, given the recent and proposed infrastructure investment such as the community campus. At 2 miles, Gilmerton is within walking and cycling distance of Crieff, and there is also a bus route. As a result an allocation to Gilmerton provides diversification and choice, while contributing to the Strathearn area policy and goals.

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.

We are aware of the archeological feature to the south of the site, in the woodland on the south side of the A85, specifically the Cultoquhey fort. Any development is sufficiently far away from this monument to avoid any unnecessary impact.

**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 site is immediately adjoining the village of Gilmerton.

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

A previously undertaken landscape and visual assessment concluded that visual intrusion would be very limited in extent. This is because the site occupies a restricted visual envelope due to a combination of topography to the north and east and extensive tree cover to the south and west. Furthermore a previously undertaken habitat survey confirms that the development site is of no conservation interest, indeed the adjacent woodland is of local conservation importance only.

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

The site is 2 miles from Crieff, which is within walking and cycling distance. The site is approximately 200m from the Gilmerton bus stop, so would promote the use of public transport.

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

The site is south facing and has some woodland protection from the north and west.

**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.**

Monzie Estate has previously investigated infrastructure provision, as question marks were raised as to sewage provision and water supply. The Water Authority addressed sewage issue in the 1990's with an upgrade, installing a pumping system which pumps waste to the Crieff treatment plant, following the route of the A85. Water is supplied to Gilmerton from Loch Turret reservoir. The main drain to Perth feeds a holding tank adjacent to the A822 on the north side of the village. As a result neither sewage or water supply is a constraint on development. In terms of electricity supply, SHE upgraded transmission lines to Gilmerton approximately 15 years ago to accommodate a potential increase in housing. As this extra capacity has not been used, we do not expect electricity to be a constraint on development. Gilmerton does not receive mains gas.

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

The site is adjacent to the A85 trunk road, and can be accessed via the Graham Terrace and Maxtone Terrace bellmouth, within the 30 mile an hour restricted zone. The closest railway station is Gleneagles.

**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.

We are not aware of any capacity issues with road or rail.

#### **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.

Given the fact Gilmerton is on a slope, flood risk is minimised. We are not aware of any further technical constraints.

## SAFEGUARD GREEN INFRASTRUCTURE

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

The Tayside landscape assessment notes the transition from broad valley Lowlands such as Strathearn, to Lowland hills such as Keilour, and then the transition over the Highland fault to Highland glens. The landscape is varied and interesting, we believe Gilmerton sits on the edge of the broad valley Lowlands, with this site classified as Highland glen. The assessment notes that new development should reinforce the existing settlement pattern, focussed on market towns and smaller villages. We believe that Gilmerton is able to provide development sites that are unobtrusive, and protect the landscape character particularly well.

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

Gilmerton is well served by fields and woodlands that provide the opportunities for physical activity the policy requires. The biodiversity of the environment surrounding the village can be enjoyed by many.

### 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.

**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).

We would not expect any ownership or technical difficulties to interfere with the effectiveness of the site.

## 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:

[Redacted Signature]

Name:

David Crichton

Date:

27/03/15

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

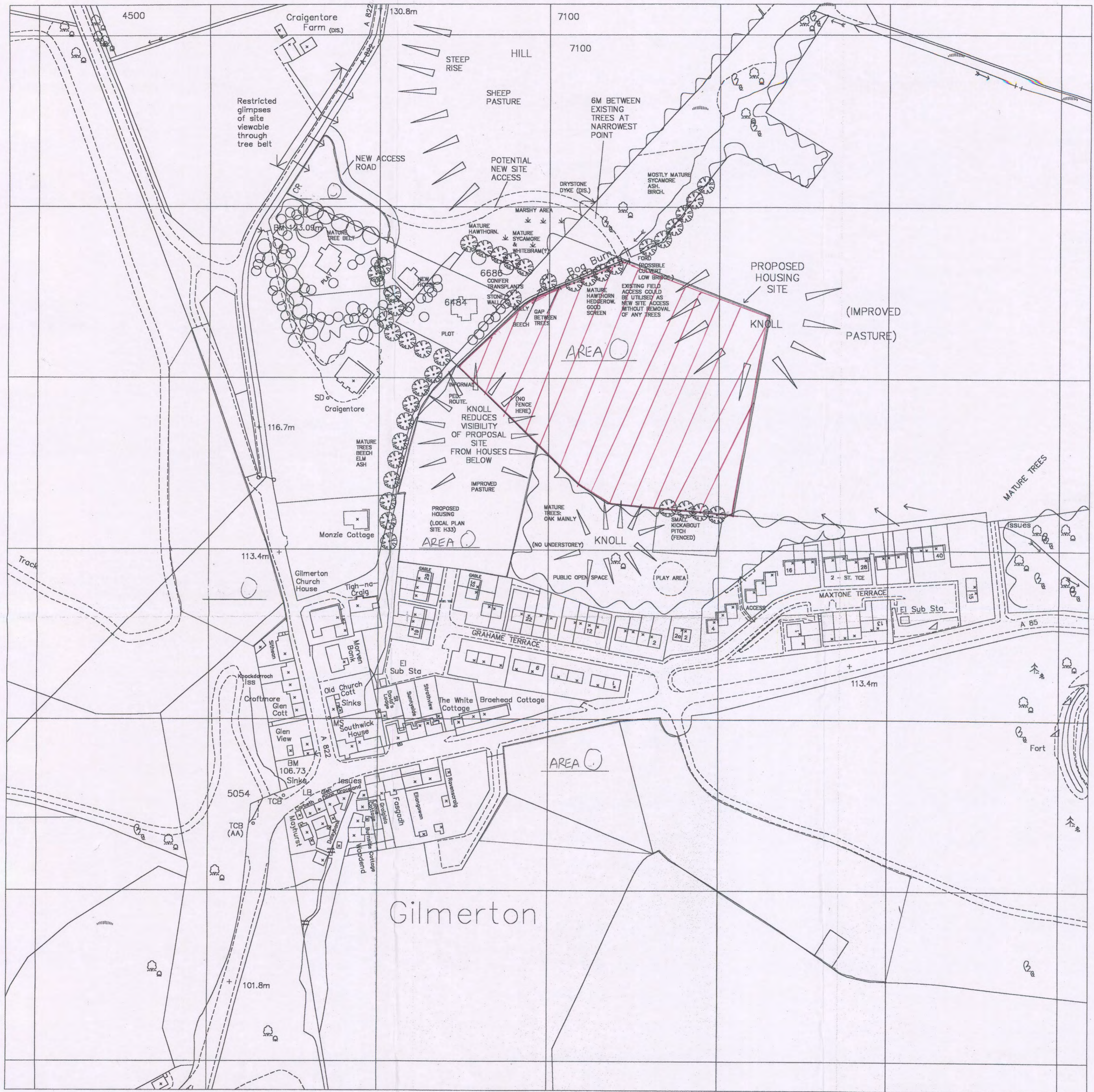
Courier

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.



SCALE 1:1250



# 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="Gordon MacCallum"/>
Organisation/ Community Council	<input type="text" value="Keppie Planning Ltd"/>
Building No./Name	<input type="text" value="160"/>
Address	<input type="text" value="West Regent Street"/>
Town/City	<input type="text" value="Glasgow"/>
Postcode	<input type="text" value="G2 4R"/>
Telephone	<input type="text" value="0141 225 0203"/>
Mobile	<input type="text" value=""/>
Email	<input type="text" value="gmaccallum@keppiedesign.co.uk"/>

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

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

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

Name	<input type="text" value="William Drummond Moray"/>	Postcode	<input type="text" value=""/>
organisation	<input type="text" value=""/>	Telephone	<input type="text" value=""/>
Building No./Name	<input type="text" value=""/>	Mobile	<input type="text" value=""/>
Address	<input type="text" value=""/>	Email	<input type="text" value=""/>
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.

North of Fowlis Wester  
Abercairny Estate  
Crieff  
PH7 3NL  
  
Centred on NGR NN928242

**7. Current and Proposed Land Use**

Please describe the current designation and use of the site:

Outwith the settlement boundary of Fowlis Wester. It is countryside in agricultural use for sheep grazing. The site has no environmental designations but lies adjacent to a conservation area.

What land use would you like the site considered for?

A mixed tenure housing development, incorporating forms of affordable housing and a range of private houses 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?

There has been little development at Fowls Wester for some considerable number of years. The local community will have become stagnated in population terms and the age profile is likely to have become biased towards older generations. The village would benefit from an influx of new residents on a site adjoining the village in line with the aim of creating rural/countryside areas which become more vibrant with the influx of younger generations as would be stimulated by the introduction of family housing. This concept is fully supportive of National Planning Policy which seeks to maintain a vibrant rural community by encouraging more people to live in the countryside and enable to create an active rural community which is vibrant, rather than moribund.

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

The phased introduction over a number of years of approximately 40 houses would support local facilities and may even stimulate the need for additional local services. This Conservation Village is in danger of declining and becoming stagnant if new development, on an appropriate site outwith the village to the north of the settlement, is not encouraged to stimulate new life into the community. It would be a gradual population increase through the likely development of the site over a 5/6 year period.

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

It may not create any direct employment in relation to the site itself, other than create work for local trades and services. An important consideration is the receipt from the sale of the site will help maintain the long-term viability of Abercairny Estate, which directly employs a locally significant number of staff.

**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.

This is a shortage of land in the Strathearn market area and this community has not received any stimulus from previous plans by way of growth. We believe this site does not impinge on the setting of the Conservation Village, and is located to the north, behind and unseen from many locations around the village.

**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 adjoins a Conservation Area. The owner and advisors have carefully considered all the options around the village and this location does not impinge on the setting of the village. It is set behind the village and tree belt, and is enclosed in the landscape. It is a sensitively located site, which is a natural extension to the village but separated from it and thereby able to be developed without compromising the integrity of the existing village, which is hardly homogeneous in any event.

**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 site can be developed without impinging on neighbouring uses, either of a residential or agricultural nature. This is due to the physical changes in levels and landscape context between this enclosed site and the village to the south, and rising agricultural land to the north. There are significant boundaries combining woodland, hedges and lanes/roads which split the area from land to both the east and west.

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

The site would be designed in line with Perth & Kinross design guidance and would be sensitive to using local materials. In addition, the area would have sensitive landscape boundary treatment and screen planted to bed the development with the hillside. There is further the potential to add a new play/open space facility adjacent to the village, to provide an integrated new facility close to the village hall.

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

This site will be in the same position as the existing village.

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

The site will be bedded into the topography and is screened by existing vegetation/tree cover. The site is south facing but sheltered from the west.

**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.**

The site has services available adjoining its boundary, although not within the site itself. The development would be required to upgrade the sewage treatment works and a gravity connection to the existing works can be made. There are no capacity issues on the other utilities and it is expected that the sewage plant can easily be expanded at the developers cost within the existing site.

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

Rail - no connection

Roads - easy roads access

**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.

There are no technical constraints that Abercairny Estate are aware of in connection with delivering this site as an effective part of the land supply.

## SAFEGUARD GREEN INFRASTRUCTURE

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

The site will be developed to sit beyond the village but, be integrated with it through public open space and footpath links. The character of the Conservation Area will not be adversely affected over the setting of the village, from either short or long views. The site's development will respect the existing landscape character.

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

This site can link to the existing footpath network and provide additional interest in the area. The open space delivered as part of any development could be located adjacent to the village hall and positively contribute as a play area, meeting area, etc. There are other assets within the Estate nearby which could be enhanced as part of any planning gain package.

### 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.

No way

## 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.

Not yet

**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 in one single ownership and an owner willing to sell the land for development. The scale of the site, and its location/setting, is likely to attract a national housebuilder. The site can be serviced by gravity and services and upgrades will be available, or provided through the development, in the case of sewage. There is no contamination or adverse ground conditions and no deficit funding required. Housing and open space is the sole use and the setting of the village will not be adversely affected.

## 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

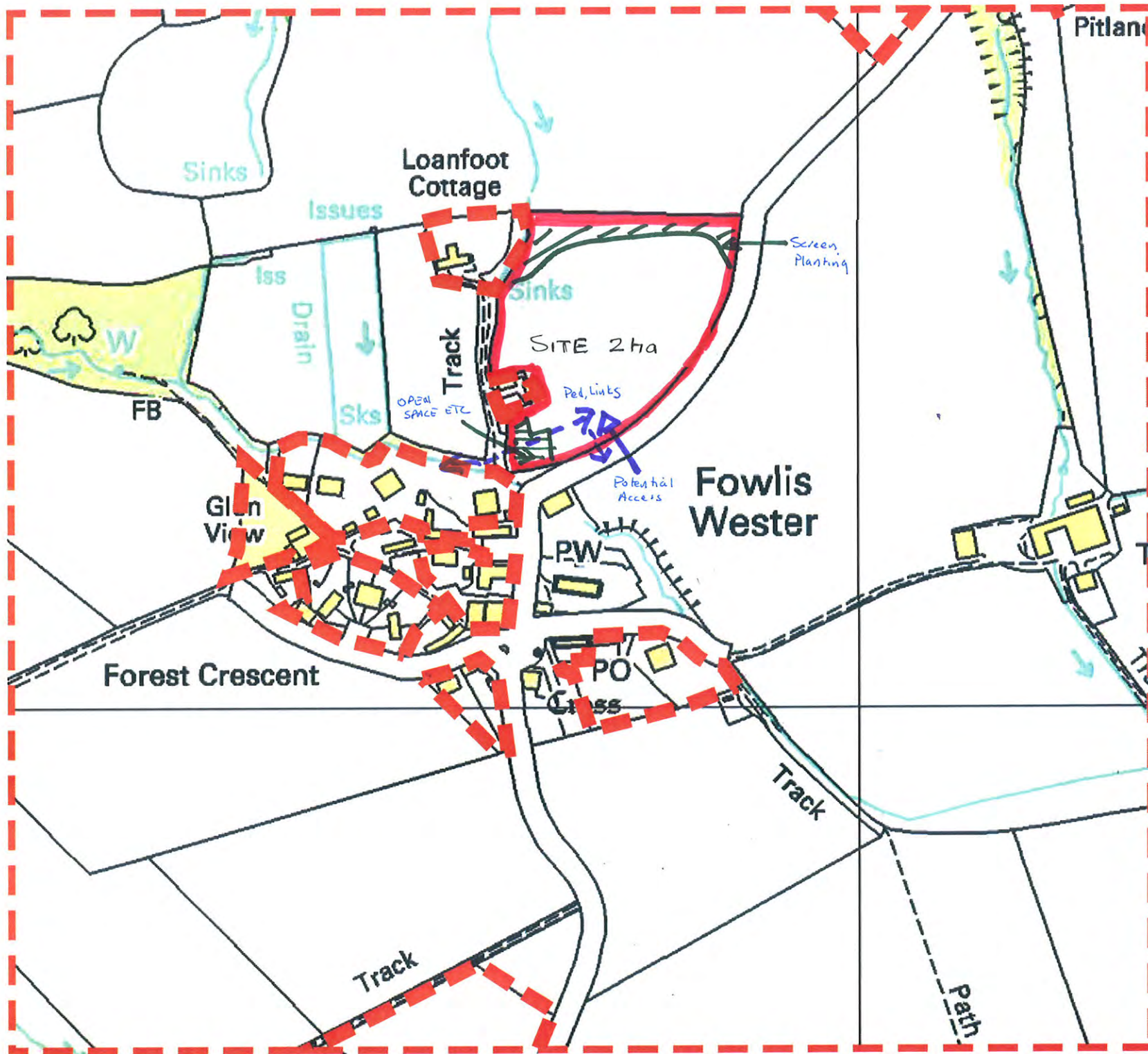
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Completed Submission forms and location plans should be addressed to  
[developmentplan@pkc.gov.uk](mailto:developmentplan@pkc.gov.uk)

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.



Location  
Site Plan.







# 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=""/>
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="Drummond 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 Alichmore, to south of Strowan Road, Crieff as shown on the attached site location plan

**7. Current and Proposed Land Use**

Please describe the current designation and use of the site:

Grazing land

What land use would you like the site considered for?

We previously submitted representations to the council in support of residential use being allocated on this site and remain of the view that this would be an appropriate allocation for the site.

The Reporter previously agreed with our submissions to the current LDP in that there was no need for this site to be identified as general employment land. The site benefits from the fact that it is located immediately adjacent to the housing site that was identified in the previous Strathearn Area Local Plan that has since been developed.

We believe that the inclusion of this site as a housing site within the new development plan would not only allow for a modest expansion of Crieff at this location but could also help play an important role in helping to meet a proportion of the overall housing requirement that will be required in Strathearn and in Crieff. It would also provide greater competition and choice of

## 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.

The development strategy set out in Tayplan means that the focus for major development sites in the Strathearn Area will be aimed at those located within Crieff and Auchterarder. This site offers the potential for an additional site to be identified which is of a different scale and location to the current MU7 and H57 sites in Crieff.

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

Housing development will help support local infrastructure and services. Any development would benefit from local access to bus services and any new housing would also provide developer contributions towards enhancing the existing education provision in the area as well as the provision of affordable housing.

**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 an identified housing opportunity to come forward within the Strathearn Area thus contributing to both the council's and Tayplan's objectives set out above. 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.**

N/A

**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 existing settlement boundary. Residential development would be compatible with the existing residential uses in the area (located to the south west and also to the east) 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 tie in with the character and established pattern of residential development that is already located within this part of Crieff and offers the opportunity to improve access arrangements for the properties to the south west.

**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 local bus and taxi services. The site is also within walking distance of the centre and the major employment areas at Bridgend.

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

Yes. Any development on this site could benefit from its southeasterly 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 to the north which extends to the broader public road network a short distance to the east. The nearest access to the rail network would be available at Gleneagles or Perth or Dunblane stations.

**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 site has not previously been developed so no potential contamination issues, does not lie within a flood risk area and is not constrained by overhead lines or exclusion zones.

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 from the adjacent public road to the north 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

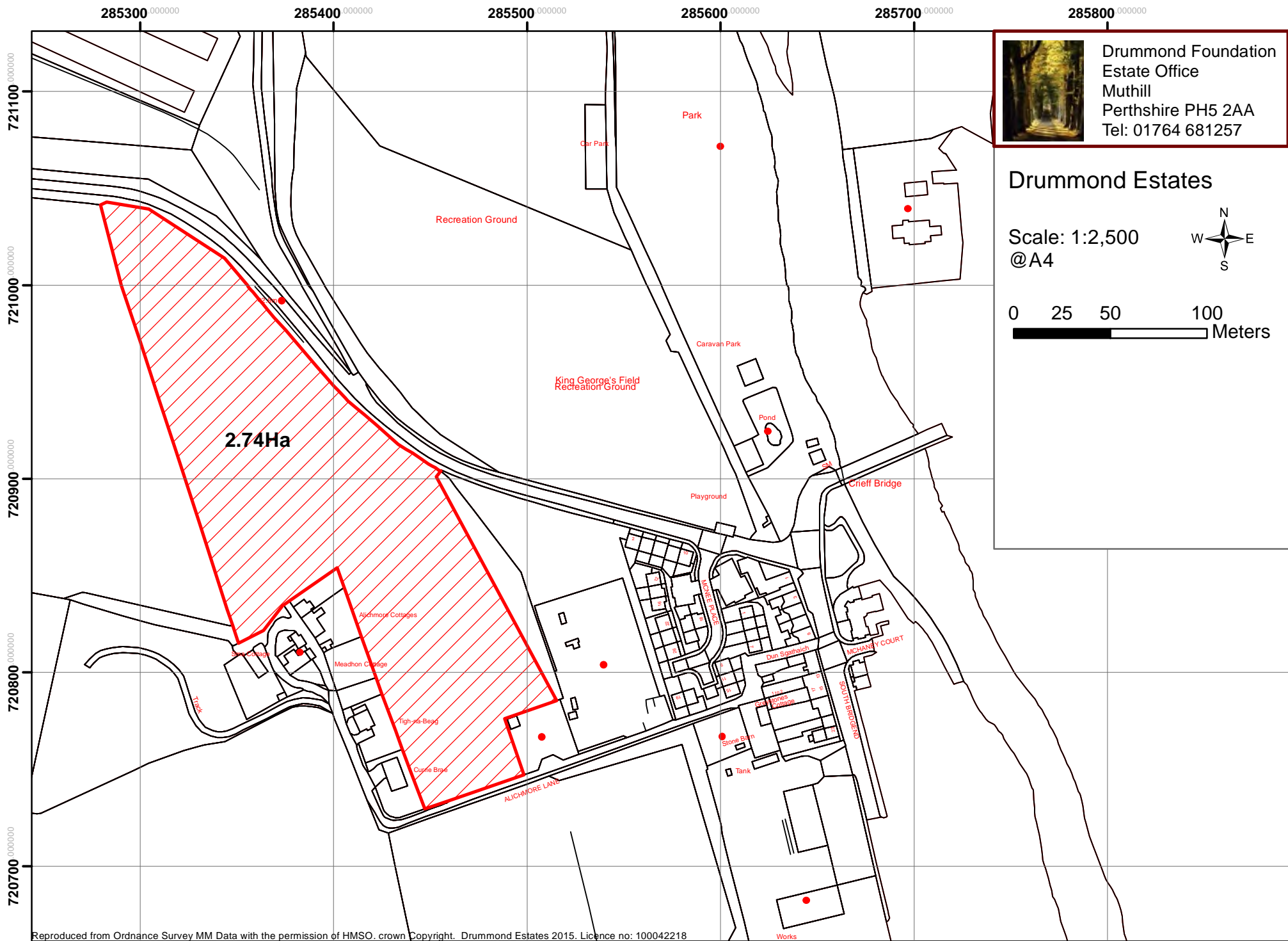
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[developmentplan@pkc.gov.uk](mailto:developmentplan@pkc.gov.uk)

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="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=""/>
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="Drummond 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"/>	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 Golf Course Road on the western edge of Muthill as shown on the attached site location plan

**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?

The site is considered to offer the potential to accommodate some further limited development within an expanded settlement boundary as shown on the attached plan. The site represents an opportunity to extend the settlement boundary at this point and allow some small scale infill plot development that is located along the road frontage. Development would not constitute ribbon development as it would tie in with the existing pattern of linear development that is already located along this stretch of Gold Course Road. Access for the plots would be direct from the public road to the north and the infill area could be developed as individual self build plots. The council previously considered (as part of their response to the current Local Development Plan) that there would be merit in including this site within an expanded settlement boundary as it could make a useful contribution to the windfall housing requirement within the Strathearn Housing Market Area without any implication on other proposals or policies within the 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?

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 Strathearn Area will be aimed at those located within Crieff and Auchterarder. 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. Muthill falls within the Strathearn Area and the council should therefore be open to considering this type of small scale opportunity that can be accommodated in the short term on the edge of the current 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 local access to bus services and 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 Strathearn Area thus contributing to the council's aims above. 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.**

N/A

**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 existing settlement boundary. Residential development would be compatible with the existing land uses in the area 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 tie in with the character and established pattern of development that is already located along the public road frontage within this part of Muthill.

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

The site would form part of the existing village and would therefore be able to benefit from access to local bus and taxi services.

**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 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 village which extends to the broader public road network a short distance to the east. The nearest access to the rail network would be available at Gleneagles or Perth or Dunblane stations.

**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 site has not previously been developed so no potential contamination issues and does not lie within a flood risk area. As part of the new Beaulieu - Denny power line the current overhead line has been removed thus removing any potential constraint to development.

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 to the north and would not require any advance infrastructure investment. The site would lend itself to being developed for individual self build plots.

## 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

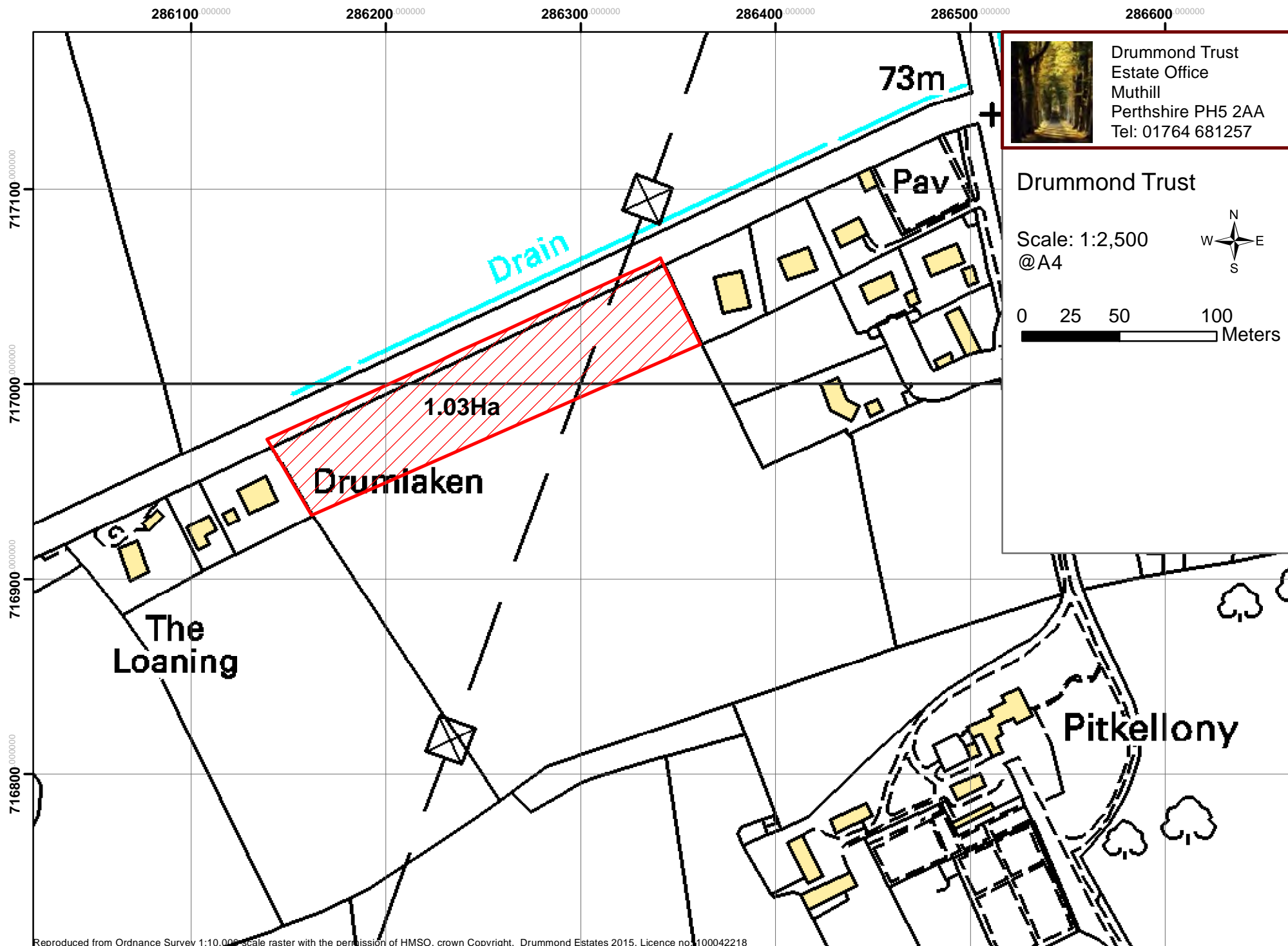
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Completed Submission forms and location plans should be addressed to  
[developmentplan@pkc.gov.uk](mailto:developmentplan@pkc.gov.uk)

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="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=""/>
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="Drummond 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 to rear of Station Road on the eastern edge of Muthill as shown on the attached site location plan

**7. Current and Proposed Land Use**

Please describe the current designation and use of the site:

Agricultural land and underused greenspace

What land use would you like the site considered for?

The site is considered to offer the potential to accommodate some development within an expanded settlement boundary as shown on the attached plan. The site represents an opportunity for a development allocation within what would constitute a squaring off of the existing settlement boundary. Built up areas within the village are already located on 3 sides of the site and a fixed defensible boundary is located to the east. Development on this site would be read as forming part of the wider settlement and is located close to the core of the existing village. The development of this site for a mix of housing could also allow a number of planning gain measures to be secured which would benefit the wider community. Allowing an access from Station Road through the field to the south would allow improvements to be made to the width of the road as well as the visibility splays on the bend on the corner of the road. There may also be an opportunity to provide additional communal parking e.g. for users of the church. The northwestern part of the site and area to the north of the church is not actually used to its full potential. As part of any development to the east, the existing small play pitch that is used by the school could be

## 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?

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 Strathearn Area will be aimed at those located within Crieff and Auchterarder. However this should not be at the expense of allowing some limited small scale 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. Muthill falls within the Strathearn Area and the council should therefore be open to considering this type of opportunity with additional community benefits that can be accommodated in the short term on the edge of the current settlement.

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

Further housing will help support local infrastructure and services. Any development would incorporate improved junction and access arrangements, a larger and more useable area of greenspace, and introduce allotment garden 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 housing opportunity to come forward within the Strathearn Area thus contributing to the council's aims above. 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.

Part of the site lies within the Conservation and adjacent to the listed church. However the focus for residential development would be on the eastern part of the site thereby protecting the immediate setting of the church with positive greenspace improvements proposed in the vicinity of the church.

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

N/A

**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 existing settlement boundary. Residential development would be compatible with the existing land uses in the area 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 be able to tie in with the character and established pattern of development that is already located within this part of Muthill.

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

The site would form part of the existing village and would therefore be able to benefit from access to local bus and taxi services.

**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 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 can be accessed from Station Road thus providing opportunities to improve local access arrangements and parking serving the village. The nearest access to the rail network would be available at Gleneagles or Perth or Dunblane stations.

**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 site has not previously been developed so no potential contamination issues, does not lie within a flood risk area and is not constrained by overhead lines or exclusion zones.

**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?**

Provides an opportunity to enhance quality and quantity of existing greenspace provision and also provide for allotment gardens within the village.

**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 physical constraints, can be accessed from Station Road and would not require any advance infrastructure investment.

## 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?
- ☐ 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

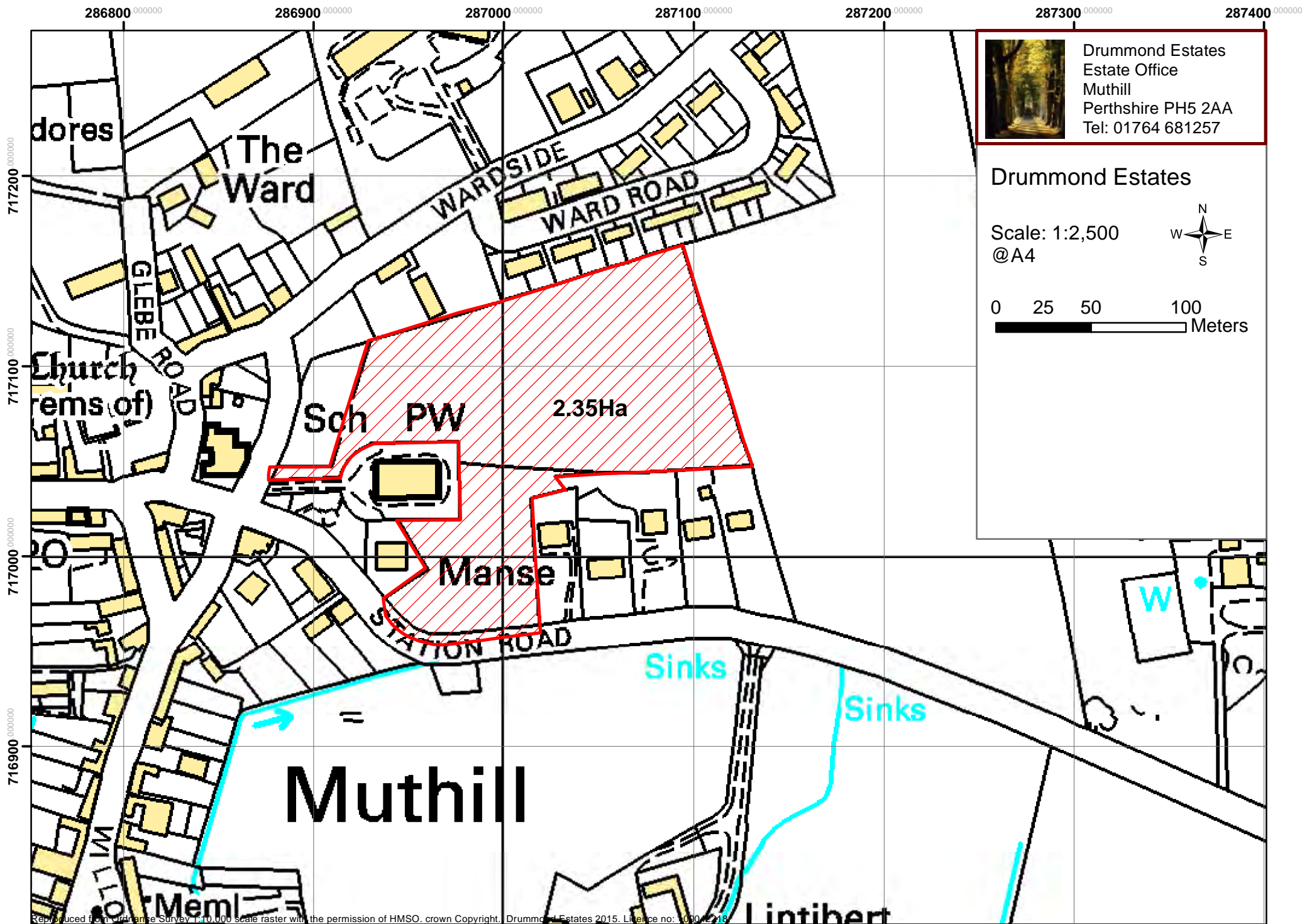
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Or alternatively by post to:

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.






Drummond Estates  
Estate Office  
Muthill  
Perthshire PH5 2AA  
Tel: 01764 681257

Drummond Estates

Scale: 1:2,500  
@A4

0 25 50 100  
Meters





# 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=""/>
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="Drummond Foundation"/>	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 Dalliotfield on the north eastern edge of Muthill as shown on the attached site location plan

**7. Current and Proposed Land Use**

Please describe the current designation and use of the site:

Grazing land

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 an expanded settlement boundary as shown on the attached plan. The site represents a sensible and realistic opportunity for infill development within what would constitute a logical rounding off of the existing settlement boundary. Development is already located to the west and also to the south west on the opposite side of the public road. The site is regular in shape and flat and benefits from a strong and robust mature landscape framework on all sides. Access would be from the public road to the south and the site could be considered suitable for a low density housing development. The council previously considered (as part of their response to the current Local Development Plan) that there would be merit in including this site within an expanded settlement boundary as it could make a useful contribution to the windfall housing requirement within the Strathearn Housing Market Area. Appropriate mitigation and enhancement measures could include; improved access from Wardside, conservation of the woodland and mature trees adjacent to the site and respecting the setting of Dalliotfield House to the west.

## 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?

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 Strathearn Area will be aimed at those located within Crieff and Auchterarder. 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. Muthill falls within the Strathearn Area and the council should therefore be open to considering this type of small scale opportunity that can be accommodated in the short term on the edge of the current 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 local access to bus services and 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 Strathearn Area thus contributing to the council's aims above. 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.**

N/A

**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 existing settlement boundary. Residential development would be compatible with the existing land uses in the area 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 tie in with the character and established pattern of development that is already located within this part of Muthill.

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

The site would form part of the existing village and would therefore be able to benefit from access to local bus and taxi services.

**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 village which extends to the broader public road network a short distance to the west. The nearest access to the rail network would be available at Gleneagles or Perth or Dunblane stations.

**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 site has not previously been developed so no potential contamination issues, does not lie within a flood risk area and is not constrained by overhead lines or exclusion zones.

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. |
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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

---

### 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.

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**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

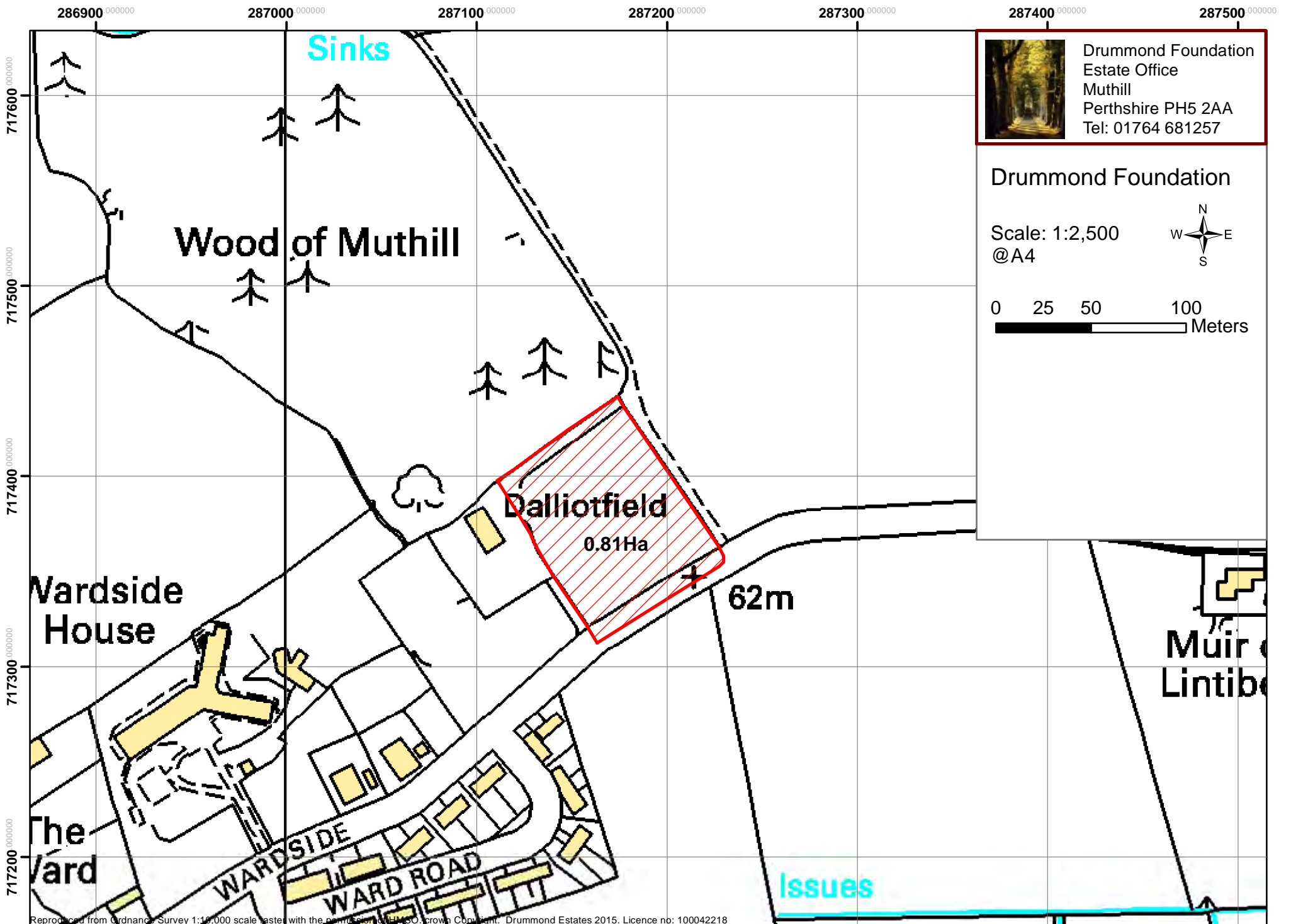
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Completed Submission forms and location plans should be addressed to  
[developmentplan@pkc.gov.uk](mailto:developmentplan@pkc.gov.uk)

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="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=""/>
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 G Gillbanks"/>	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 east of Firhill, Muirton,  
Gleneagles

**7. Current and Proposed Land Use**

Please describe the current designation and use of the site:

Garden ground that formed part of the curtilage of the property known as Firhill

What land use would you like the site considered for?

The full extent of the garden ground once associated with the property at Firhill should be included within an amended settlement boundary for Gleneagles as shown on the attached plan. The current settlement boundary splits the former curtilage for Firhill into two separate and distinct parts. Planning permission has been granted for a house on the former garden ground located to the west and as the full extent of the former ground including this eastern area of land formed part of the curtilage it should therefore also form 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 appears to follow a line which was incorrectly positioned at the time of the previous Strathearn Area Local Plan 2001 and therefore does not reflect the true area of ground that was formerly 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 discriminates against the owners of the land from being able to utilise the full extent of the former curtilage as the Local Development Plan policies currently prevent any form of development from taking place within this part of the former garden as it is deemed to be adjacent to existing settlement boundaries and contrary to Policy PM4. The requested change to the settlement boundary would be consistent with the approach that was previously accepted when the council identified the former garden area located to the west.

**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.**

N/A

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

No

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

This eastern part of the former curtilage is located immediately adjacent to the existing settlement boundary, and once formed part of the ownership and garden curtilage of Firhill 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 former curtilage to be identified within the settlement boundary as has been the case with all other adjacent and surrounding properties.

**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 site is bound by the existing public road to the south which extends to the broader public road network. The nearest access to the rail network would be available at Gleneagles 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.

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 former curtilage of the property and is 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.**

None as the area of land previously formed part of the garden ground of the property.

**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:

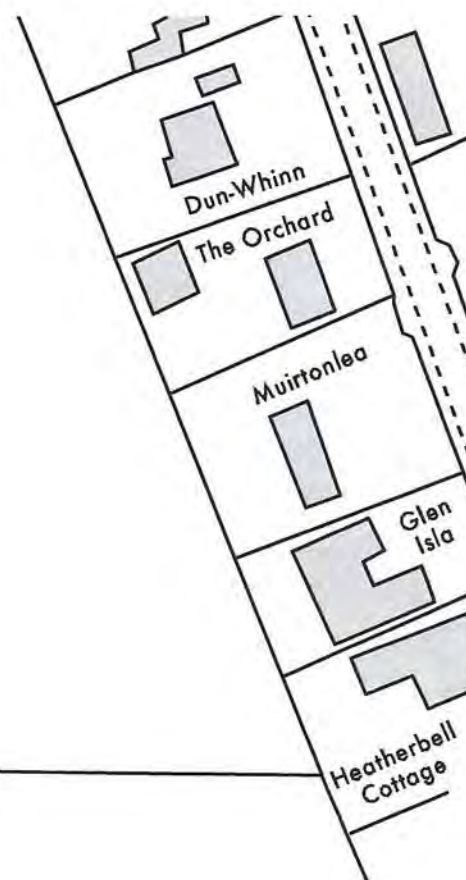
Local Development Plan Team  
Perth and Kinross Council  
Pullar House  
35 Kinnoull Street  
Perth  
PH1 5GD

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.

### LOCATION MAP

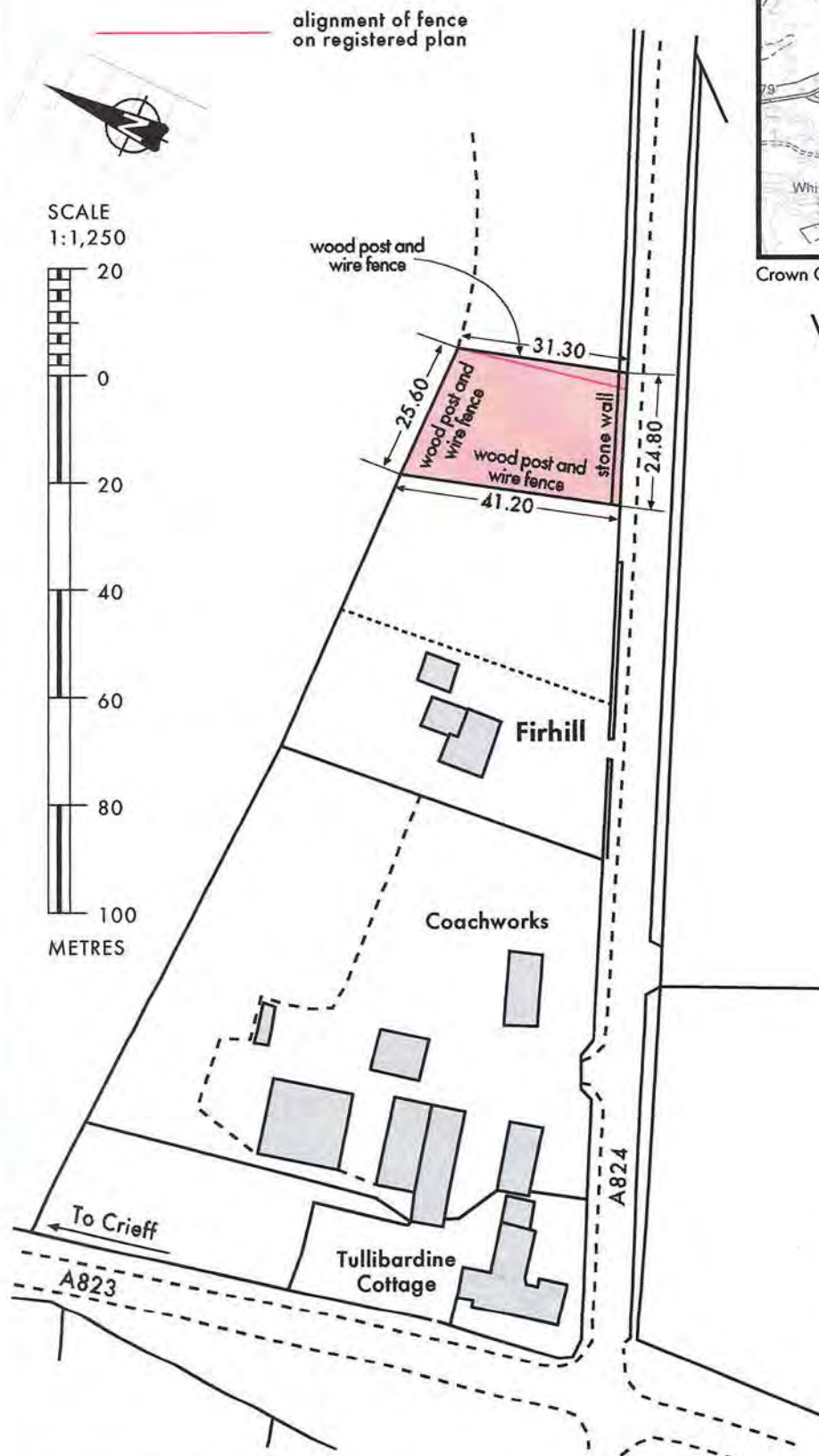


Scale 1:50,000



OS Licence number AL 100031370

**AUCHTERARDER**  
February 2007





# 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="John Handley"/>
Organisation/ Community Council	<input type="text" value="John Handley Associates Ltd"/>
Building No./Name	<input type="text" value="1"/>
Address	<input type="text" value="St Colme Street"/>
Town/City	<input type="text" value="Edinburgh"/>
Postcode	<input type="text" value="EH3 6AA"/>
Telephone	<input type="text" value="0131 220 8253"/>
Mobile	<input type="text" value=""/>
Email	<input type="text" value="john.handley@johnhandley.co.uk"/>

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

Name	<input type="text" value=""/>
Organisation	<input type="text" value="King Group"/>
Building No./Name	<input type="text" value=""/>
Address	<input type="text" value="Whitefold Farm"/>
Town/ City	<input type="text" value="Auchterarder"/>
Postcode	<input type="text" value="PH3 1DZ"/>
Telephone	<input type="text" value=""/>
Mobile	<input type="text" value=""/>
Email	<input type="text" value=""/>

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

Name	<input type="text" value=""/>	Postcode	<input type="text" value="PH3 1DZ"/>
organisation	<input type="text" value="King Group"/>	Telephone	<input type="text" value=""/>
Building No./Name	<input type="text" value=""/>	Mobile	<input type="text" value=""/>
Address	<input type="text" value="Whitefold Farm,"/>	Email	<input type="text" value=""/>
Town/City	<input type="text" value="Auchterarder"/>		

- ☒ 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.

The extent of the site is shown on the attached Location Plan, and is known as Land at Gallowhill, Castleton Road, Auchterarder.

**7. Current and Proposed Land Use**

Please describe the current designation and use of the site:

The site is currently used as farming land.

What land use would you like the site considered for?

This site was included as part of the original proposal for the expansion of Auchterarder, as contained in the Finalised Strathearn Local Plan, and was considered by Perth & Kinross Council at that time to be suitable for new housing development as part of the Auchterarder Expansion Area. However, following the Local Plan Inquiry in 1999, the Reporter recommended modification of the extent of the land identified for housing around Auchterarder. Subsequent further modification rationalised the extent of the land to three sites in total, removing this particular site on the grounds that it was premature to release the site at that time (2001). Nonetheless, and given the new strategic land requirement for additional housing land within the Strathearn Housing Market Area, and specifically Auchterarder, it is requested that the particular merits and advantages of this site should be reconsidered with the site "reinstated" as an integral part of the planned northern expansion of Auchterarder.

## 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?

As noted above, the allocation of this site for new housing development was previously supported by the Council as part of the Auchterarder Expansion Area in 1999. The benefits and advantages of this site are therefore well-known and have previously been accepted by the Council.

This is a greenfield site which provides an opportunity to redefine the existing northern boundary of Auchterarder as part of the current planned expansion area. The site is well located to the town centre and existing facilities and services. There are no environmental, cultural or heritage designations that would curtail development on this site. Similarly, there are no known technical, contamination or infrastructure constraints to the delivery of this site. It has a range of access options and is well located in terms of existing bus services, footpaths and cycleways and proximity to schools and local facilities.

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

The proposed development would support the local community through investment and development, whilst also retaining the settlement's distinctiveness and character. The proposed development would be of a scale and character appropriate to its location and surrounding uses. It would be capable of creating a place which is cohesive in character, inclusive and provides opportunity for its residents and embraces and encourages diversity throughout the development. New housing would help to support, maintain and potentially boost the vitality of the local social and economic base thus ensuring that the Council's community objectives are met.

A key benefit of releasing this site is the ability to provide a high quality, sustainable development which is planned, phased and developed in a coordinated and integrated manner as a logical (and previously supported) extension to the Auchterarder Expansion Area.

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

There would be no direct permanent employment created by this development, but it would provide a significant number of jobs during the construction phase of the development.

The proposed development would also help to safeguard and improve existing facilities and services with resultant benefits in permanent employment opportunities in the settlement.

This potential for sustainable job creation is recognised within the SPP which notes that new housing development can contribute to the Scottish Government's central purpose of increasing sustainable economic growth, and recognises the important role of the house building and construction industry to the Scottish economy.

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

The proposal would not result in a 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.**

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 allocation of this well-located housing site would ensure that the new LDP meets the requirements of the SPP (June 2014), which requires local development plans to set out the housing supply target and the housing land requirement for each housing market area in the plan area up to year 10 from the expected year of adoption.

The SPP requires the LDP to allocate a range of sites which are effective or expected to become effective in the plan period to meet the housing land requirement in full. They should provide a minimum of 5 years effective land supply at all times, and should provide an indication of the possible scale and location of the housing land requirement beyond year 10 and up to year 20.

The allocation of this site would therefore ensure a range and choice of effective housing land in the Strathearn Housing

**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 known environmental, cultural or heritage designations which would curtail development on this site, and it is not covered by any landscape or amenity designations. There are records of a possible site enclosure (Canmore ID 146100) located on the north western corner of the site, but this is not a Scheduled Monument, and if required this area could be left as open space as part of the proposed development.

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

We are not aware of any previous development on this site.

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

No.

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

The site lies adjacent to existing housing development to the south and east, and the proposed development is compatible with these neighbouring uses.

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

As noted above, the proposed development would be compatible with adjoining residential uses, and would be of a scale in keeping with the established densities and character of the local area. The new development would be capable of creating a place which is cohesive in character, inclusive and provides opportunity for its residents and embraces and encourages diversity throughout the development.

The proposed development would not have any detrimental effect on the landscape character of Auchterarder, and was previously considered suitable for development as a key part of the Auchterarder Expansion Area.

The development will enable environmental improvement and enhancement of the site and its existing boundaries. Due to the general topography of the site and the surrounding land uses the proposed development can be easily absorbed into the

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

The site benefits from its access onto Castleton Road, and is well located in terms of proximity to public transport services, footpath linkages and proximity to schools and local facilities, as well as accessibility to the A9.

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

The site is located on the northern edge of Auchterarder and is sheltered from prevailing winds as a result of existing development to the south and shelter belts to the west. Due to the size and nature of the site, appropriate landscaping and planting can be introduced, where required, to provide further screening and shelter.

The site is generally south-facing which provides opportunities to make best use of solar gain through the detailed layout and siting of the new development.

The development would be designed to fully consider the relationship of the form of development to topography, incorporating existing natural features, protecting and enhancing biodiversity and embracing locational opportunities for solar gain, shelter and cooling, and noise control. In this way, the development would create a sense of place and provide a distinctive, safe and

**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.**

As noted under Question 22 above, the site can take access directly from Castleton Road, and is well located in terms of existing public transport, footpath linkages and proximity to local facilities.

**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.

At this stage, there are no known capacity issues in the existing road network that would constrain the proposed development of this 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.

As noted above, this site was considered as part of the original Auchterarder Expansion Area in 1999/2000 and was the subject of detailed and thorough assessment at that time.

As a result, we are not aware of any constraints to the proposed development by way of access, noise, topography, drainage, flooding, landscape or visual impact, ecology, coalescence or pipeline issues.

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

The site was previously considered suitable for development as part of the original Auchterarder Expansion Area which considered landscape character and setting. It is considered that the site benefits from its existing landscaped boundary to the north, and with an appropriate landscape structure and careful planning and design of the site masterplan, the proposal would be in keeping with surrounding land uses and will provide local landscape and biodiversity gains.

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

The site is currently outwith the existing settlement boundary, however through appropriate landscape and biodiversity enhancements the development could be integrated into the surrounding landscape, and the proposed development presents an opportunity to create a defined and attractive settlement edge for Auchterarder on the approaches from the north.

The development would be designed with an ecological approach. This would include the creation of new green networks throughout the development, along with new landscaping and sustainable urban drainage systems which protect and promote local biodiversity, including opportunities for informal activity and recreation.

The proposed development therefore presents the opportunity to create a defined and attractive settlement edge.

**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 proposed development would not adversely impact any national, regional or local designated sites. There are, however, opportunities to offer habitat and biodiversity gains as part of the proposed new development and this would be an integral part of the proposals.

## 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 checked="" 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.

The site is in the ownership of two developers (King Group and Muir Homes Limited) who both have a strong track record in delivering housing development throughout Perth and Kinross, including Auchterarder.

**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 terms of the criteria set out in PAN 2/2010, this site can be considered to effective. The site is available and capable of being developed for housing throughout the new LDP plan period, and have no ownership; physical; contamination; funding; marketability; infrastructure or land use constraints.

## 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

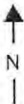
The Call for Sites process will run from Tuesday 20 January 2015 for 10 weeks. Completed Submissions must be received by Tuesday 31 March 2015.

LAND AT GALLONHILL - AUGHTEGARDEK.



Scale 1: 10000

1 cm = 100 Metres  
1 cm = 109 Yards  
1 in = 277 Yards



Blue Field Boundary

In order  
can only  
Executive  
to enter



# 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="John Handley"/>
Organisation/ Community Council	<input type="text" value="John Handley Associates Ltd"/>
Building No./Name	<input type="text" value="1"/>
Address	<input type="text" value="St Colme Street"/>
Town/City	<input type="text" value="Edinburgh"/>
Postcode	<input type="text" value="EH3 6AA"/>
Telephone	<input type="text" value="0131 220 8253"/>
Mobile	<input type="text" value=""/>
Email	<input type="text" value="john.handley@johnhandley.co.uk"/>

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

Name	<input type="text" value=""/>
Organisation	<input type="text" value="Robert Simpson &amp; Son"/>
Building No./Name	<input type="text" value=""/>
Address	<input type="text" value="c/o Agent"/>
Town/ City	<input type="text" value=""/>
Postcode	<input type="text" value=""/>
Telephone	<input type="text" value=""/>
Mobile	<input type="text" value=""/>
Email	<input type="text" value=""/>

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

Name	<input type="text" value=""/>	Postcode	<input type="text" value=""/>
organisation	<input type="text" value="Robert Simpson &amp; Son"/>	Telephone	<input type="text" value="c/o Agent"/>
Building No./Name	<input type="text" value=""/>	Mobile	<input type="text" value=""/>
Address	<input type="text" value=""/>	Email	<input type="text" value=""/>
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.

The extent of the site is shown on the attached Location Plan. The site was previously considered and assessed as part of the current LDP and the southern portion of the site (3.2 hectares) was allocated by the Council in the Proposed LDP as Housing Site H55 - Laggan Road, Crieff for the development of 50 units.

**7. Current and Proposed Land Use**

Please describe the current designation and use of the site:

The site is currently used as farming land.

What land use would you like the site considered for?

We would request that the site is allocated in the new LDP for housing development at a scale and character similar to surrounding housing development. This would follow the approach set out in the Proposed LDP where the southern portion of the site was allocated for 50 units. The northern portion of the site could be reserved for public open space and landscaping as part of an extension to the green network.

A copy of the Development Proposal and Site Analysis Report for this site (which was prepared in 2011 and submitted in response to the 2011 MIR) is enclosed along with our response to the Proposed LDP from April 2012 which provides further details on the proposed development which was found to be appropriate and supported in the Proposed LDP.

Whilst the Reporter at the LDP Examination concluded that the allocation of the site would be premature until the adequacy of

## 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 allocation of this site as a housing development was previously supported by the Council at the Proposed LDP stage of the current LDP. Following assessment at that time (2012) the Council concluded that the site met the preferred spatial strategy and should be included in the LDP as Site H55.

The benefits and advantages of this sites are therefore well-known and have previously been accepted by the Council.

The proposed development of this site would help the Council to meet the aspirations and objectives set out in the Community Plan by providing a safe, accessible and sustainable location for new housing which is designed to a high standard and helps to promote a prosperous, inclusive and sustainable local economy. A range of housing types and tenures, along with new open space and play areas, could be provided which would allow residents to lead independent, healthy and active lives.

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

The proposed development would support the local community through new investment and development, whilst also retaining the settlement's distinctiveness and character. The proposed development would be of a scale and character appropriate to its location and surrounding uses. It would be capable of creating a place which is cohesive in character, inclusive and provides opportunity for its residents and embraces and encourages diversity throughout the development. New housing would help to support, maintain and potentially boost the vitality of the local social and economic base thus ensuring that the Council's community objectives are met.

As set out in the attached Development Proposal and Site Analysis Report (which was first submitted to the Council in 2011) the release of this site would maximise opportunities to integrate the proposed new development with earlier housing development and the remainder of the town; establish a strong sense of place; and set out a landscape framework, along with

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

There would be no direct permanent employment created by this development, but it would provide a number of jobs during the construction phase of the development.

The proposed development would also help to safeguard and improve existing facilities and services in Crieff with resultant benefits in permanent employment opportunities in the settlement.

This potential for sustainable job creation is recognised within the SPP which notes that new housing development can contribute to the Scottish Government's central purpose of increasing sustainable economic growth, and recognises the important role of the house building and construction industry to the Scottish economy.

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

The proposal would not result in a 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.**

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 allocation of this well-located, effective housing site would ensure that the new LDP meets the requirements of the SPP (June 2014), which requires local development plans to set out the housing supply target and the housing land requirement for each housing market area in the plan area up to year 10 from the expected year of adoption.

The SPP requires the LDP to allocate a range of sites which are effective or expected to become effective in the plan period to meet the housing land requirement in full. They should provide a minimum of 5 years effective land supply at all times, and should provide an indication of the possible scale and location of the housing land requirement beyond year 10 and up to year 20.

The allocation of this site would therefore ensure a range and choice of effective housing land in the Strathearn Housing

**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 environmental, cultural or heritage designations which would curtail development on this site, and the site is not covered by any landscape or amenity designations.

Landscape Architects, Brindley Associates have undertaken a Landscape Appraisal of the site, and this assessment has confirmed that through appropriate landscape enhancements the proposed development could be integrated into the surrounding landscape, and provides an opportunity to create a defined and attractive settlement edge for Crieff. This would include opportunities to provide new landscaping, open space, green corridors and biodiversity enhancement.

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

We are not aware of any previous development on these sites.

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

No.

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

The site lies adjacent to established and recent housing development to the east and south, and the proposed development is compatible with these neighbouring uses. This was confirmed in the Council's allocation of the site in the Proposed LDP and was also accepted by the Reporter in his consideration of this site as part of the LDP Examination.

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

As noted above, the proposed development would be compatible with adjoining residential uses which surround the site, and would be of a scale in keeping with the established densities and character of the local area. The new development would be capable of creating a place which is cohesive in character, inclusive and provides opportunity for its residents and embraces and encourages diversity throughout the development.

The proposed development would not have any detrimental effect on the landscape character and as the Landscape Appraisal of the site has confirmed, it is considered that the development would create more robust boundaries and would enhance the setting of Crieff.

The development will enable environmental improvement and enhancement of the site and its existing boundaries. By

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

As noted above, the site has a range of access options and is well located in terms of existing public transport, footpath linkages and proximity to local facilities.

Waterman Boreham Transport Planning produced a Transport Statement in support of the proposals in 2011. The transportation issues associated with the new development and, in particular, its impact on the local and surrounding transport network and access to the site by all modes of travel was examined. This report supported the site's inclusion for residential use. It concluded that pedestrian provision on Laggan Road would allow good links to existing local amenities and public transport. A new footway linking the site access and the existing footway network could be provided on Laggan Road which would enhance pedestrian linkages to public transport facilities and surrounding residential areas. Existing public transport provision adjacent to the site was considered to be adequate in terms of links to surrounding area. Vehicle access to the site

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

The site is south-facing which provides opportunities to make best use of solar gain through the detailed layout and siting of the new development.

The site is located on the western edge of Crieff and is sheltered from prevailing winds from existing shelter belts to the north and south west. Due to the size and nature of the site, appropriate landscaping and planting can be introduced, where required, to provide further screening and shelter.

The development would be designed to fully consider the relationship of the form of development to topography, incorporating existing natural features, protecting and enhancing biodiversity and embracing locational opportunities for solar gain, shelter and cooling, and noise control. In this way, the development would create a sense of place and provide a distinctive, safe and

**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.**

Consulting Engineers, Scott Bennett Associates undertook a detailed engineering assessment of the site in 2011. This report considered ground conditions, utilities, drainage and flooding matters. In terms of the utilities assessment, this included searches with relevant utility providers which confirmed the presence of electricity, gas, water and media/telecoms in close proximity to the site. The assessment advised that based on the size of the gas and water mains it is likely that some off-site reinforcement of these services will be required to supply the site. With regard to the electrical supply sufficient HV supply is present and subject to provision of step down transformers and local diversion, no issues are anticipated. Media/telecom appears to be satisfactory.

There are therefore no anticipated utilities constraints to the proposed development of these sites.

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

As noted under Question 22 above, the site has a range of access options and is well located in terms of existing public transport, footpath linkages and proximity to local facilities.

The Transport Statement prepared by Waterman Boreham Transport Planning in 2011 confirmed that the proposals would integrate well within the existing transport network and are consistent with policy requirements. It also noted that proposed improvements will further enhance the facilities and improve access to the site by all modes of travel.

Waterman Boreham further concluded that the site is well located in relation to sustainable travel opportunities, and the allocation of the site for residential development is consistent with local and national transportation policy, considering their location in relation to local services and the opportunity to deliver connections to the existing network, which would ensure

**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 Transport Statement prepared by Waterman Boreham Transport Planning confirmed that given the scale of the proposed development it is not anticipated that the development would create any capacity issues on the surrounding road network, although this would ultimately be assessed as part of a detailed Transport Assessment to ensure that appropriate mitigation is considered, if necessary.

Whilst the Reporter at the LDP Examination concluded that the allocation of the site would be premature until the adequacy of the local road system to accommodate the development has been determined, since the LDP Examination our Client has reviewed options for the site access and we would welcome the opportunity to discuss this particular matter further with the Council's Transportation Officers to agree a suitable approach to the site access. This would then allow a detailed Transport Assessment to be undertaken. On this basis, the sole reason for the removal of the site from the LDP (i.e. prematurity until 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.

As noted above, this site was promoted through the previous LDP process and was included as a housing site in the Proposed LDP. The site was the subject of detailed and thorough assessment at that time, and a comprehensive set of technical documents were prepared to confirm the suitability of this site for the proposed housing development. This includes Engineering and Utilities Assessment; Flood Risk & Drainage Assessment; Transport Statement; Noise Assessment; Landscape & Ecological Assessments. These reports were submitted to the Council as part of the promotion of the sites in the previous LDP, but further copies can be provided if this would be of assistance at this stage.

These technical reports confirmed that our Client's site is not constrained by site conditions, noise, topography, drainage, flooding, landscape or visual impact issues.

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

Landscape Architects, Brindley Associates carried out a detailed Landscape Appraisal of the site in 2011. This assessment confirmed that the site comprises intensively managed agricultural land which is not affected by landscape designations.

The landscape assessment also advised that with an appropriate landscape structure and the careful planning and design of the site, the proposal would be in keeping with surrounding land uses and could provide local landscape and biodiversity gains. Brindley Associates also concluded that a well designed development of high quality housing, with appropriate landscaping is appropriate for this location. This view was supported by the Council in its allocation of the site in the Proposed LDP, and was also accepted by the Reporter in his consideration of the site as part of the LDP Examination.

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

As confirmed in the Landscape & Ecology Appraisals, the site is currently outwith the existing settlement boundary, however through appropriate landscape and biodiversity enhancements the development could be integrated into the surrounding landscape, and the proposed development presents an opportunity to create a defined and attractive settlement edge for Crieff.

The development would be designed with an ecological approach. This would include the creation of new green networks throughout the development, along with extensive new landscaping to the north and sustainable urban drainage systems which protect and promote local biodiversity, including opportunities for informal activity and recreation.

The proposed development therefore presents the opportunity to create a defined and attractive settlement edge with

**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.

Brindley Associates were also commissioned to carry out an Ecological Appraisal of the site. This assessment confirmed that due to the intensive cultivation of the site, it is species-poor and of limited nature conservation status. However, through the implementation of the proposed development there are opportunities to offer substantial habitat and biodiversity gains compared with the existing minimal biodiversity habitats. This would include an area of open space and landscaping in the northern portion of the 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.

Brindley Associates' Ecological Appraisal of the site has confirmed that the proposed development would not adversely impact on any national, regional or local designated sites. There are, however, opportunities to offer substantial habitat and biodiversity gains as part of the proposed new development and this would be an integral part of the proposals.

## 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 development of this site is being promoted by a local landowner who has significant experience of releasing land for development in Crieff. The landowner recognises the need for early engagement in the planning process and has assembled a well-experienced Development Team to progress these proposals through the early stages of the new LDP process. Whilst there are no house builders on board as part of the Development Team at the current time, experienced development partners will be sought at the appropriate time. The Consultant Team has progressed a significant number of large development proposals through the planning process throughout Scotland, and considers that there are no constraints to the release of the Laggan Road site in the timescales being considered.

**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 terms of the criteria set out in PAN 2/2010, the site can be considered to effective. The site is available and capable of being developed for housing throughout the new LDP plan period, and has no ownership; physical; contamination; funding; marketability; infrastructure or land use constraints.

As noted above, this has been confirmed through the undertaking of a comprehensive set of technical documents, including Engineering and Utilities Assessment; Flood Risk & Drainage Assessments; Transport Statement; and Landscape & Ecological Assessments. These reports were submitted to the Council as part of the promotion of the sites in the previous LDP, but further copies can be provided if this would be of assistance at this stage.

These technical reports confirm that our Client's sites are not constrained by access, topography, drainage, ecology, visual

## 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)

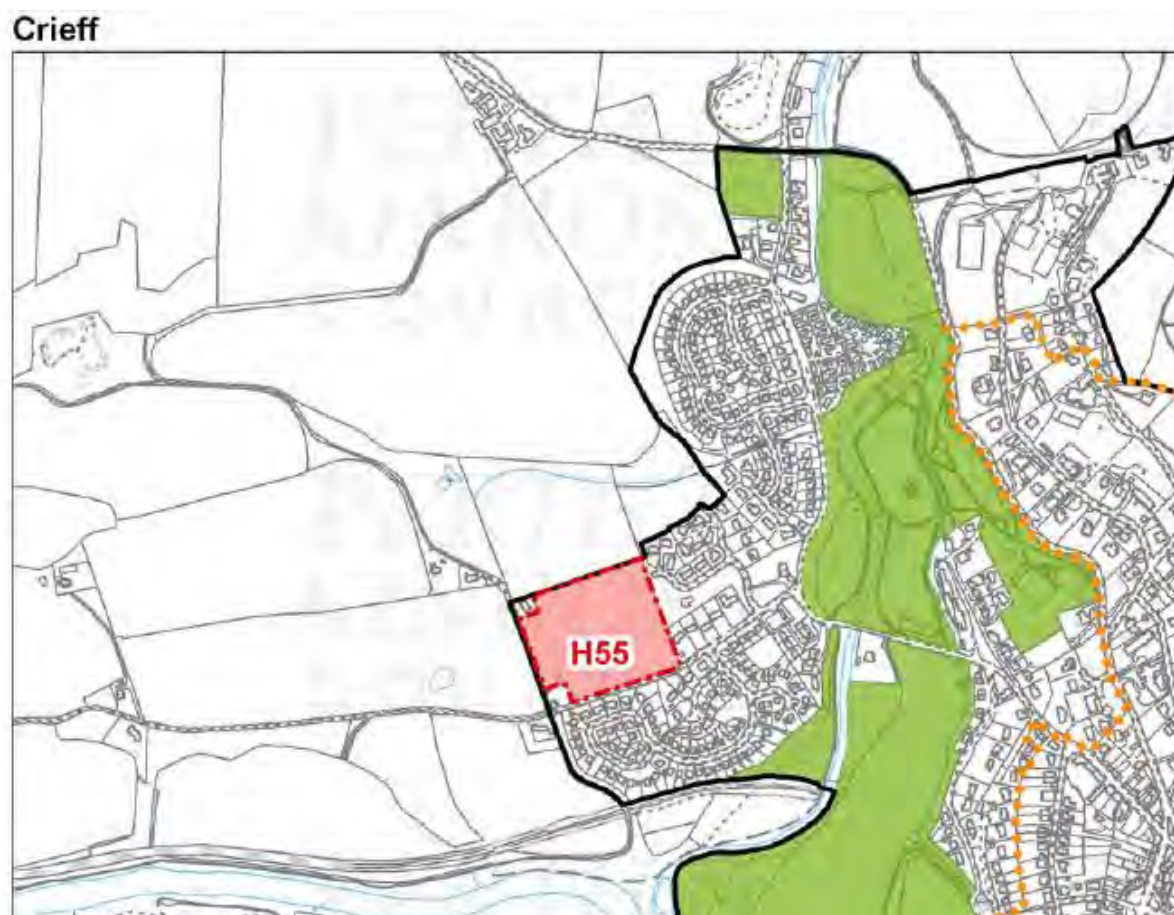
Or alternatively by post to:

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.

## Robert Simpson & Son – Laggan Road, Crieff

### Extract from Perth & Kinross Proposed Local Development Plan (January 2012)



#### Residential Sites

Ref	Location	Size	Number
H55	Laggan Road	3.2 ha	50 maximum
Due to the site's prominent position on the edge of Crieff, it is important to protect the setting of the settlement. The site is served by a network of minor roads with limited capacity and as a result the maximum capacity of this site is 50 houses.			
<b>Site Specific Developer Requirements</b>			
⇒ Mix of housing types and sizes.			
⇒ Appropriate northern boundary treatment.			
⇒ Enhancement of biodiversity and protection of habitats.			
⇒ Link to core path network at west and south boundaries of site.			



**Robert Simpson & Son**  
**Proposed Housing Development**  
**Land at Laggan Road, Crieff**

**Site Location Plan – March 2015**

Perth & Kinross Local Development Plan  
Proposed Plan (2012)

**Statement of Representation  
On behalf of Robert Simpson & Son**

In respect of:  
**Residential Site H55, Laggan Road, Crieff**

**JOHN HANDLEY ASSOCIATES LTD**

Chartered Town Planning Consultants

1 St Colme Street

Edinburgh

EH3 6AA

April 2012

# **Perth & Kinross Local Development Plan Proposed Plan (2012)**

## **Statement of Representation On behalf of Robert Simpson & Son Residential Site H55, Laggan Road, Crieff**

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### **Contents:**

- 1.0 Introduction & Background
- 2.0 Purpose of Statement & Supporting Documents
- 3.0 Pre-MIR Submission (June 2009)
- 4.0 Responses to Main Issues Report (Feb 2011)
- 5.0 Summary of Development Proposals and Supporting Information
- 6.0 Summary of Relevant Planning Policy
- 7.0 Conclusions & Recommendation

### **Supporting Documents:**

(Please note: These documents were submitted to PKC at the Main Issues Stage and further copies have **not** been lodged with this representation on the Proposed Plan, but can be made available to PKC or the DPEA should this be required.)

Appendix 1: Laggan Road Development Proposals & Site Analysis Report; DPP

Appendix 2: Desk Top Study Site Overview; SBA

Appendix 3: Transport Statement, Waterman Boreham

Appendix 4: Landscape Appraisal, Brindley Associates

Appendix 5: Ecological Appraisal, Brindley Associates

## 1.0 Introduction & Background

- 1.1 This Statement has been prepared by Chartered Town Planning Consultants, John Handley Associates Ltd, on behalf of landowner, Robert Simpson & Son. It is submitted in response to Perth & Kinross Council's publication of its *Local Development Plan - Proposed Plan*.
- 1.2 This submission **fully supports** the allocation of the 3.2 hectare Residential Site at Laggan Road, Crieff (Site Ref: H55) in the new LDP for the development of 50 units.
- 1.3 The allocation of the site is set out at paragraph 8.1.14 on page 240; the Table on page 251; and the Proposals Map for Crieff on page 253. Extracts from the Proposed Plan are set out below.

Proposed Plan 251			
Residential Sites			
Ref	Location	Size	Number
H55	Laggan Road	3.2 ha	50 maximum
Due to the site's prominent position on the edge of Crieff, it is important to protect the setting of the settlement. The site is served by a network of minor roads with limited capacity and as a result the maximum capacity of this site is 50 houses.			
<b>Site Specific Developer Requirements</b>			
⇒ Mix of housing types and sizes.			
⇒ Appropriate northern boundary treatment.			
⇒ Enhancement of biodiversity and protection of habitats.			
⇒ Link to core path network at west and south boundaries of site.			



## **2.0 Purpose of Statement & Supporting Documents**

- 2.1 The purpose of this Statement is to confirm landowner support for the allocation of the Laggan Road site, and to set out a review of the submissions made at the pre-MIR and MIR stages of the LDP. An update on the merits and effectiveness of the site is also provided, along with a review of the various technical and design studies carried out to support the proposed release of this housing site.
- 2.2 As required under the new regulations, and as confirmed at paragraph 55 of Planning Circular 1/2009, this Statement provides a 2,000 word summary of the case, accompanied by separate Supporting Documents.
- 2.3 Whilst we appreciate that as a supporter of the Proposed Plan, this representation will not be considered by the Reporter at any Examination, and there is no opportunity for parties to expand on their representation later in the process, we would welcome the opportunity to submit additional evidence to the Council and/or the Examination to address any representations from third parties should this be required.
- 2.4 Previous formal submissions have been made throughout the progression of this LDP. These submissions set out the planning merits for the proposed allocation of the Laggan Road site. It is not intended to repeat the planning grounds in this Statement, but rather, and in view of the relevant regulations, the key points of this planning case are restated with further focus on additional information that further validates this position.

### 3.0 Pre-MIR Submission (June 2009)

- 3.1 A formal “bid submission” promoting inclusion of our Client’s site was made to Perth & Kinross Council at the pre-MIR stage in June 2009. Similar submissions were made to the TAYplan MIR during its consultation stage. These submissions confirmed that the Laggan Road site is an available and effective housing site, capable of meeting an element of the housing land requirements for Crieff.
- 3.2 This pre-MIR submission (PKC Reference: *Crieff 07 9053*) was considered by the Council as part of the Site Assessments exercise (*Site Number: 326*). This assessment was favorable, and it was concluded that:

*“It is a flat site that is contained by existing landscaping. Access to the site may restrict the number of units and development will result in the loss of some prime quality agricultural land. This site meets the preferred spatial strategy and will be considered for inclusion in the LDP subject to further assessment.”*

## **4.0 Responses to Main Issues Report (Feb 2011)**

- 4.1 Following this positive assessment of the site our Client submitted a number of comments on the Main Issues Report in February 2011.
- 4.2 In response to the options for allocating the additional housing allocation, we suggested adopting the alternative option of allocating 90% to Crieff and the remaining 10% to the landward area. It was considered that this would ensure that development is focussed in the key settlement which has the infrastructure and facilities to support the level of new housing development being proposed. The smaller landward settlements are restricted in terms of facilities and infrastructure, as well as market conditions. We also noted that Auchterarder has already taken a significant share of earlier housing land requirements and it is now appropriate to allow Auchterarder to absorb this level of consented development, and to direct growth to the other principal settlement of Crieff which has the capacity and scope for large scale housing release.
- 4.3 In response to the potential housing sites set out in the MIR, our Client fully supported the identification of Housing Site A at Laggan Road, Crieff for the development of 30 to 60 units. We also suggested that the final number will be determined at the detailed planning application stage, and it is anticipated that this site would meet demand for the upper end of the housing market.

## **5.0 Development Proposal and Site Analysis Report**

- 5.1 To assist the Council's consideration of this housing site, a *Development Proposal and Site Analysis Report* was prepared on behalf of our Client. The aim of this Report (and the accompanying Technical Assessments) is to demonstrate that the site is an appropriate and effective housing site which should be included within the Local Development Plan.
- 5.2 The Report progresses the earlier planning appraisals for the site which were lodged at the pre-MIR stage and provides further information on technical issues including landscape and visual impact, ecology, transport, engineering, drainage and flooding. These studies have been informed by the comments set out in the Council's MIR Site Assessments exercise.
- 5.3 A full design team has been instructed by Robert Simpson & Son to progress the proposed development and prepare initial development proposals.
- 5.4 A further copy of the *Development Proposal and Site Analysis Report* and the respective Technical Reports are referred to as appendices to this latest submission. The key conclusions from these Reports are outlined below.

### **Landscape Appraisal**

- 5.5 Brindley Associates have undertaken a Landscape Appraisal of the site. This assessment confirms that a well-designed development of high quality housing, with appropriate landscaping is appropriate for this location.

### **Ecological Appraisal**

- 5.6 Brindley Associates were also commissioned to carry out an Ecological Appraisal of the site. This assessment confirmed that the site is of limited nature conservation status, but through the implementation of the proposed development there are opportunities to offer substantial biodiversity gains compared with the existing minimal biodiversity habitats.

### **Transport Statement**

- 5.7 Waterman Boreham prepared a Transport Statement of the proposals. This assessment has confirmed that the development would integrate well within the existing transport network and is consistent with policy requirements. It also notes that proposed improvements will further enhance the facilities and improve access to the site by all modes of travel.

## **Ground Conditions, Utilities, Drainage & Flood Appraisal**

- 5.8 Consulting Engineers, Scott Bennett Associates have undertaken a desk top engineering appraisal. This has confirmed that there are no ground conditions, flooding or engineering constraints to the proposed development. This assessment also concluded that whilst there are known drainage constraints affecting all future development in Crieff, there is available capacity for the full scope of development on the Laggan Road site. Initial discussions with Scottish Water have also indicated that an upgrading of capacity at the WWTW could be prioritised if required.

## **Masterplan & Integrated Design Approach**

- 5.9 An indicative masterplan has been prepared which shows how the release of the site would allow opportunities to integrate the new development with recent housing areas and the remainder of the town; establish a strong sense of place; and set out a landscape framework which will enhance the setting of this part of Crieff.

## **Effectiveness and Deliverability**

- 5.10 Effectiveness, deliverability and viability of development sites has always been a key criteria for development plan allocations. This has been given even greater focus as a result of current market conditions. The development of the Laggan Road site is being promoted by a local landowner who has significant experience of releasing land for development in Crieff. The landowner recognises the need for early engagement in the planning process and has assembled a well-experienced Development Team to progress these proposals through the new LDP process.
- 5.11 In terms of the criteria set out in PAN 2/2010, the Laggan Road site can be considered to be unconstrained and fully effective. The site is available and capable of being developed for housing in the early part of the plan period, and is free of constraints.

## **Indicative Development Proposals – Summary**

- 5.12 The *Development Proposal and Site Analysis Report* confirms that the proposed release of the Laggan Road site is a logical and natural extension to this part of Crieff.
- 5.13 There are no constraints to the development of the site. It is effective and it is anticipated that it can start delivering new housing development by 2014. The proposed release of the site would provide the opportunity to accommodate an element of Crieff's short term housing land requirements in a coordinated and structured approach in compliance with relevant planning policy and an approved masterplan.

## **6.0 Summary of Relevant Planning Policy**

- 6.1 Further support for the allocation of our Client's site can be found in the relevant sections of the SPP, and the TAYplan Proposed Plan which is currently the subject of an Examination.
- 6.2 Paragraph 75 of the SPP sets out the Government's advice on housing. It indicates that a supply of effective land for at least 5 years should be maintained at all times to ensure a continuous generous supply of land for house building. Paragraph 80 advises that Planning authorities should promote the efficient use of land, and development should be directed to existing settlements.
- 6.3 Paragraph 82 acknowledges that infill sites within existing settlements can make a useful contribution to the supply of housing land. Proposals for infill sites should respect the scale, form and density of the surroundings and enhance the character and amenity of the community.
- 6.4 Paragraph 83 advises that the density of new development should be determined in relation to the character of the place and its relative accessibility. Through good design it is possible to achieve higher density living environments without overcrowding or loss of amenity. The suggested density of the Laggan Road site is relatively low to reflect its local context. This is appropriate and in line with the advice of the SPP.
- 6.5 SPP paragraphs 84 and 85 explain the benefits of housing requirements being met within or adjacent to existing settlements, and confirm that this approach will help to minimise servicing costs and sustain local schools, shops and services. The allocation of our Client's site would accord with these objectives.
- 6.6 The TAYplan further confirms this priority towards providing sufficient land for planned development around key settlements. The TAYplan focuses the majority of development in the region's principal settlements including Crieff. The Tayplan also requires LDPs to prioritise land release for development within these principal settlements ahead of other land, and LDPs are permitted to allocate additional land to ensure an effective supply of housing land to provide local variety and choice.
- 6.7 The allocation of our Client's site and the development of a high quality, sustainable design at the suggested density would therefore meet the objectives of the TAYplan and accord with the advice set out in the SPP. The development will be designed to ensure that a high quality residential environment is created which will help to create a sustainable and balanced community in line with SPP, TAYplan and LDP objectives.

## 7.0 Conclusions & Recommendation

- 7.1 For the reasons set out in this Statement, the earlier submissions and the supporting documents, we **fully support** the allocation of the 3.2 hectare Residential Site at Laggan Road, Crieff (Site Ref: H55) for the development of 50 units as set out at paragraph 8.1.14 on page 240; the Table on page 251; and the Proposals Map for Crieff on page 253.
- 7.2 On behalf of the landowner, we can confirm that the site is available and there are no constraints to its development for new housing. It is an effective site and it is anticipated that it can start delivering new housing development by 2014.
- 7.3 As a supporter of the Proposed Plan we understand that our representation will not be considered at any Examination. However, we would welcome the opportunity to submit additional evidence to the Council and/or the Examination to address any representations from third parties should this be required.
- 7.4 We would also wish to stress that our Client is keen to progress matters in agreement with the Council and would welcome the opportunity to work up these proposals with the Council's Officers and other Key Agencies at an appropriate time in this LDP process, with a view to preparing a formal planning application for the proposed development.

**JOHN HANDLEY ASSOCIATES LTD**

Chartered Town Planning Consultants

1 St Colme Street

Edinburgh

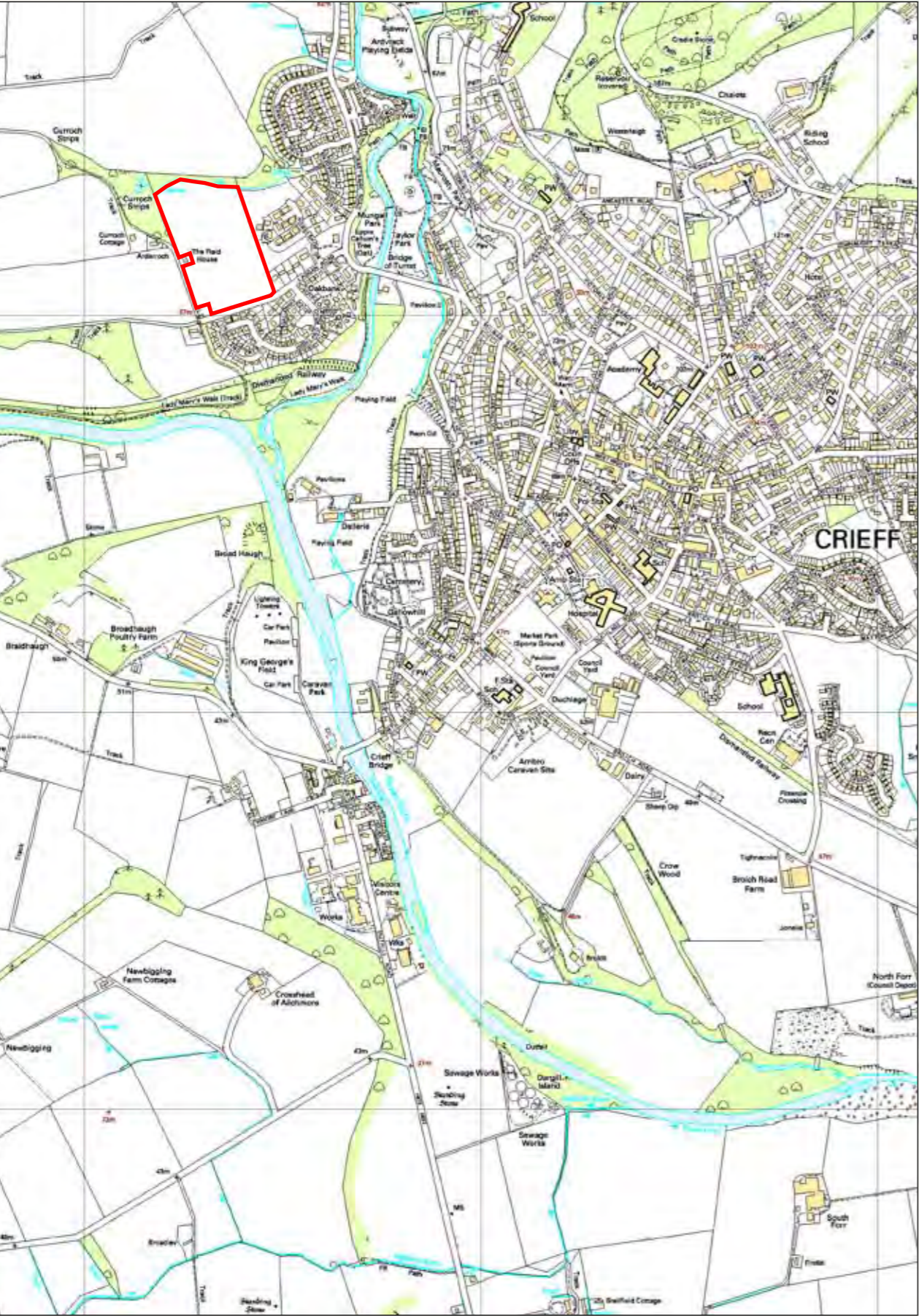
EH3 6AA

# Development Proposal & Site Analysis Report

## Land at Laggan Road, Crieff

On behalf of Mr Robert Simpson



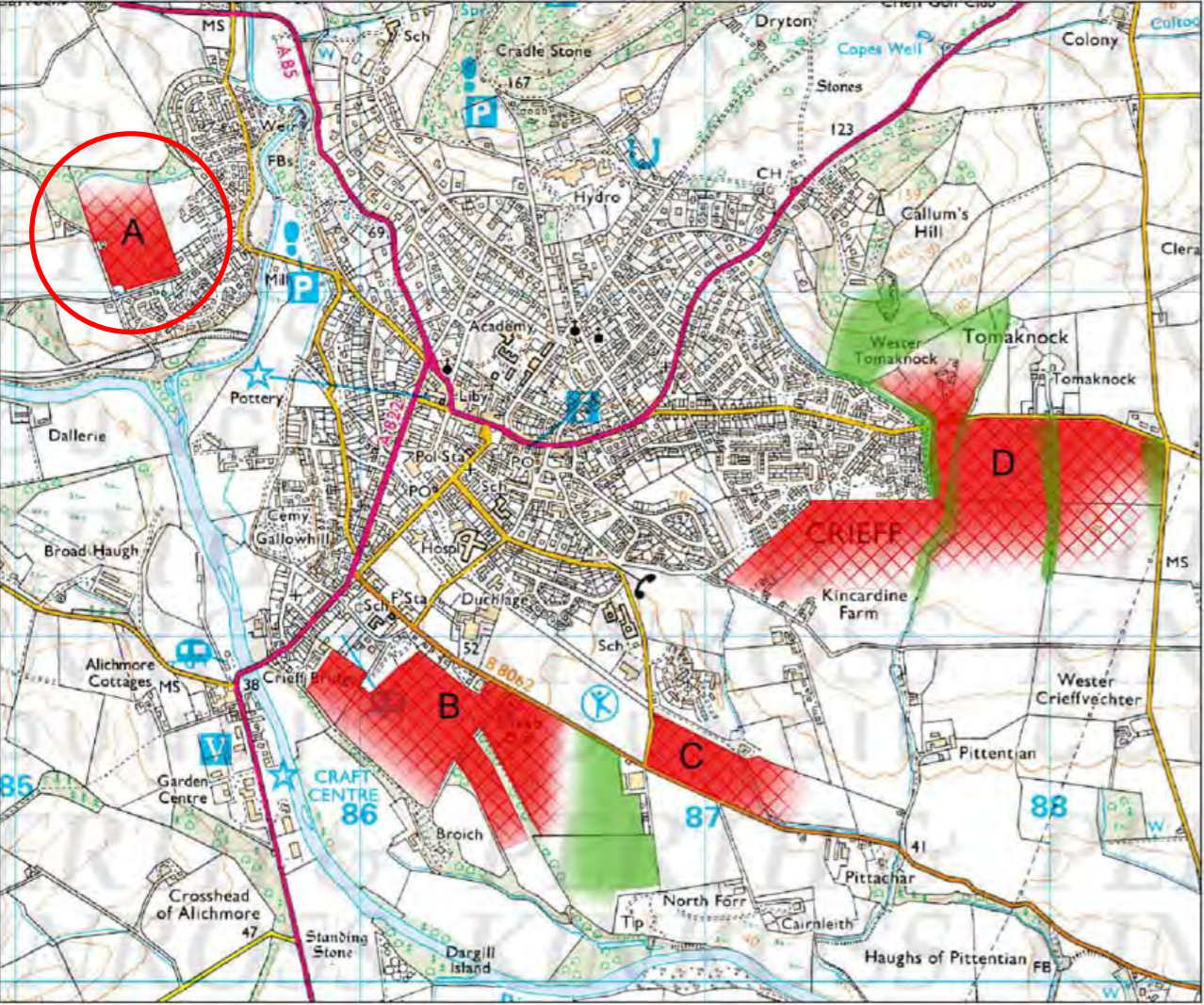


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- 1.0 Introduction
- 2.0 Team Structure & Organisation
- 3.0 Context
- 4.0 Planning Context
- 5.0 Technical Studies
- 6.0 Indicative Development Proposals
- 7.0 Key Merits of Proposed Development
- 8.0 Conclusion



Map 39 - Crieff housing sites



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- Site A - 30-60 houses
- Site B - 330 houses
- Site C - 90 houses - or employment land
- Site D - 450 houses
- Open space wedge

↑ Scale:  
1:24,000

# 1.0

## Introduction

1.1 DPP are submitting this Development Proposal and Site Analysis Report on behalf of our client, Mr. Robert Simpson, for due consideration by Perth and Kinross Council. Mr Simpson is a local farmer who owns land at Laggan Road, Crieff.

1.2 The submission is in response to the Council's publication of the new Local Development Plan Main Issues Report, which has included our client's site as Housing Site A on map 39 (shown opposite). The MIR suggests the development of 30-60 houses on Housing Site A.

1.3 We fully support the identification of this housing and would endorse and recommend it's formal allocation in the Proposed Plan when it is issued later this year.

1.4 The aim of this statement is to demonstrate to the Council that this site is a suitable housing site and that it should be included within the Local Development Plan.

1.5 This statement therefore progresses the earlier submissions made at the pre- MIR stage and provides further information on technical issues including landscape and visual impact, ecology, transport, engineering, drainage and flooding. This information confirms that the site is an appropriate, capable and effective development site.



Mr Robert Simpson

Our client is Mr Simpson, who is a local farmer, and owns land at Currochs Farm and Duchlage Farm, Crieff. We previously submitted a Development Proposal to the Council on behalf of Mr Simpson, to assist in having the land allocated in the current Main Issues Report.

Development Planning Partnership (DPP)

DPP is one of the top ten town planning consultancies in the UK, with 10 offices across the UK and Ireland they provide planning guidance and advice for projects of all sizes. Clients benefit from DPPs expertise, commercial instinct and wide range of knowledge.

Brindley Associates

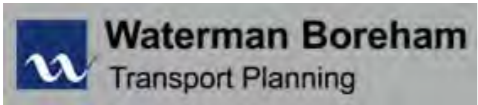
Brindley Associates Ltd is a registered practice of landscape architects, environmental planners and ecologists. They offer a comprehensive environmental consultancy and design service to a wide range of clients. Their services include landscape design, landscape and visual impact assessment, ecological consultancy and arboricultural consultancy.

Scott Bennett Associates Limited

Scott Bennett Associates has a well established reputation for providing a highly-proactive service in the delivery of successful projects on behalf of their clients. As consulting civil and structural engineers, they are particularly known for producing economic, buildable, quality design solutions.

Waterman Boreham

Waterman Boreham specialises in transport planning, traffic engineering and highway & infrastructure design consultancy services. By working in close partnership with clients, they provide expert advice and strategic solutions to minimise development delays and maximise the commercial returns of any scheme.

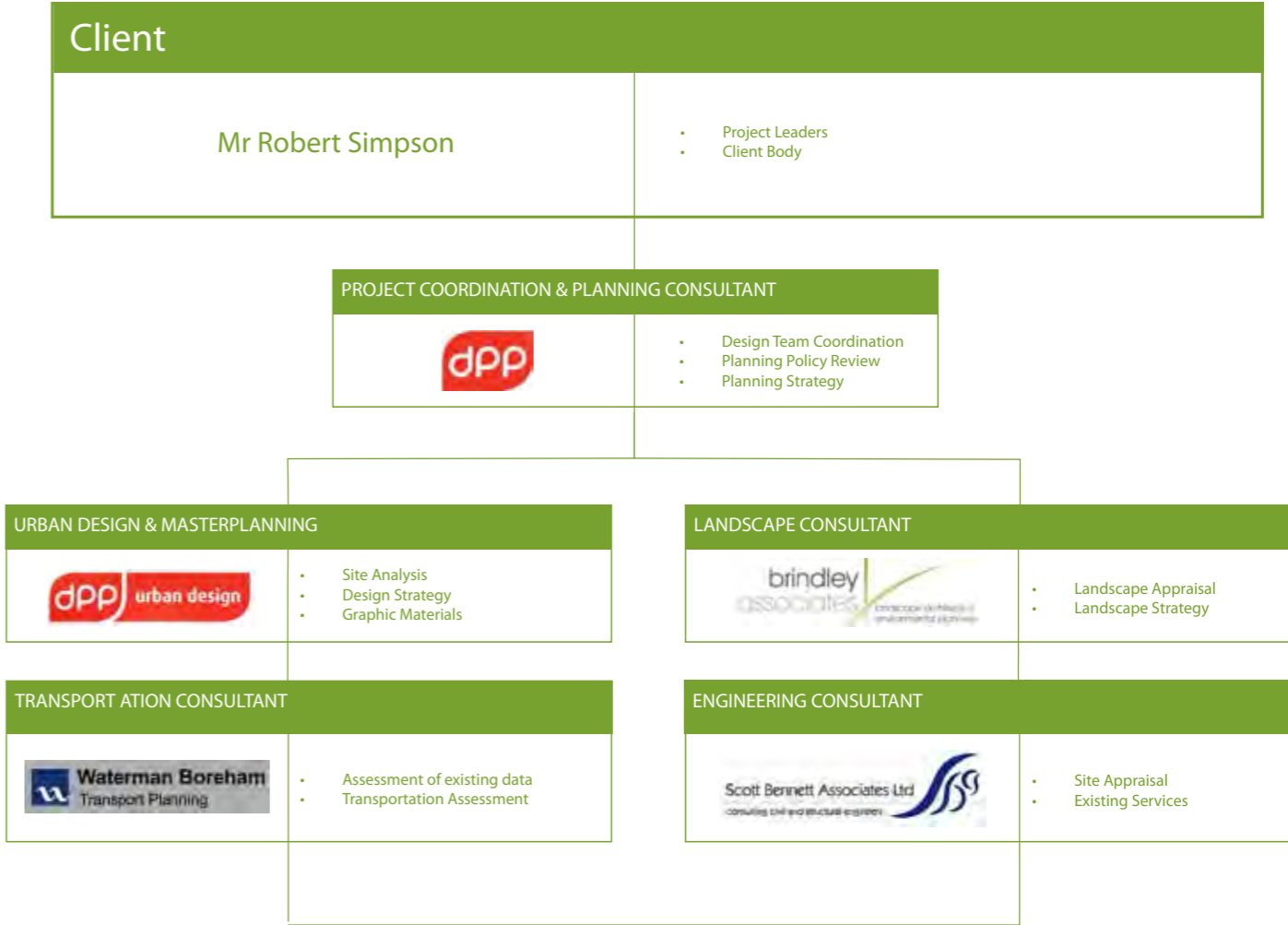


2.0

Team Structure & Organisation

2.1 A full design team has been instructed by Mr. Simpson to progress the proposed development. Details of these Consultants and their role in the project are illustrated below. This includes: DPP Planning Consultants & Urban Designers, Brindley Associates Landscape Architects, Scott Bennett Associates Civil & Structural Engineers & Waterman Boreham Transport Planning.

2.2 Full copies of the respective technical reports are included as appendices and the key conclusions are summarised in Section 5.0.



# 3.0

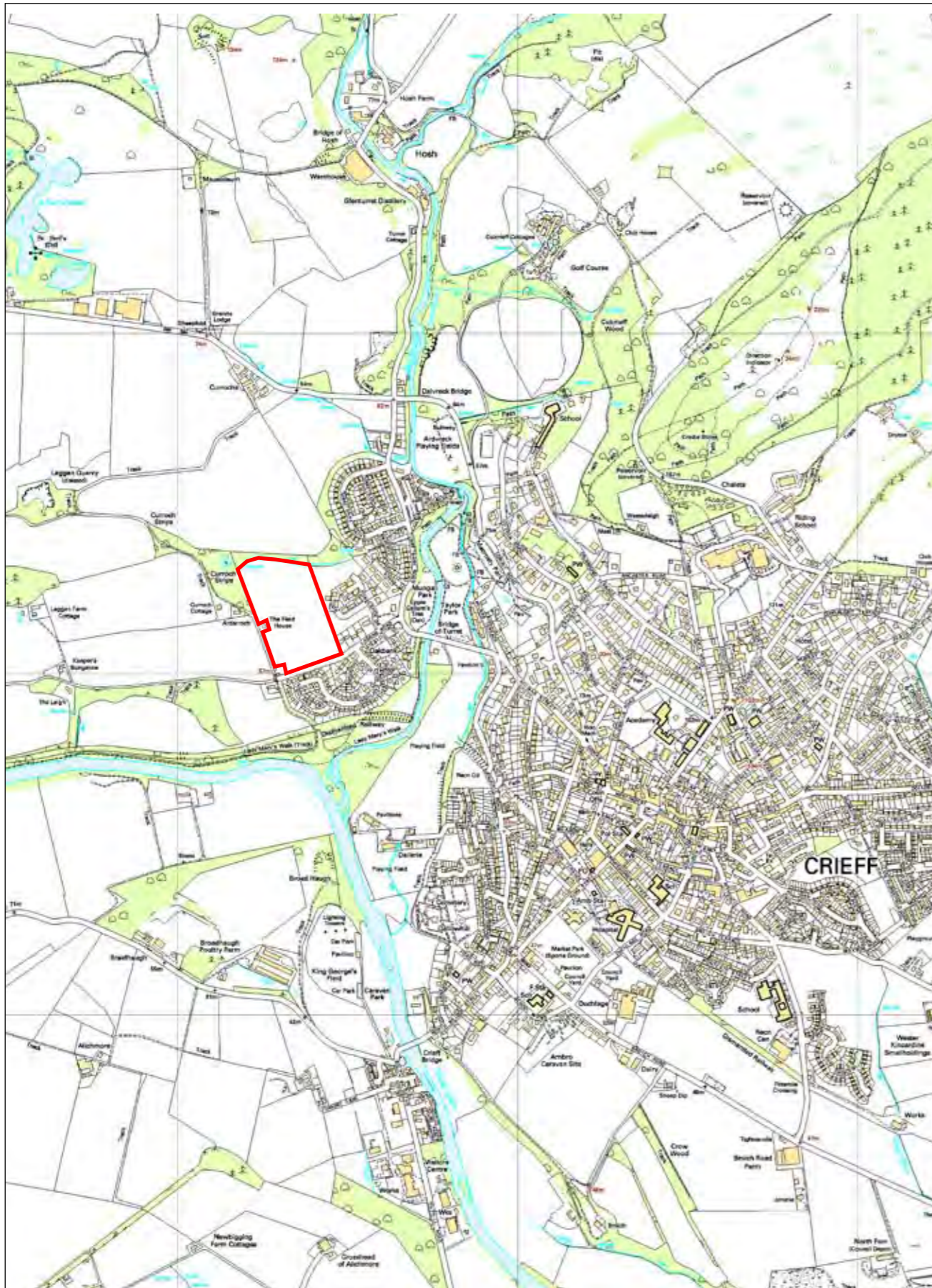
## Context

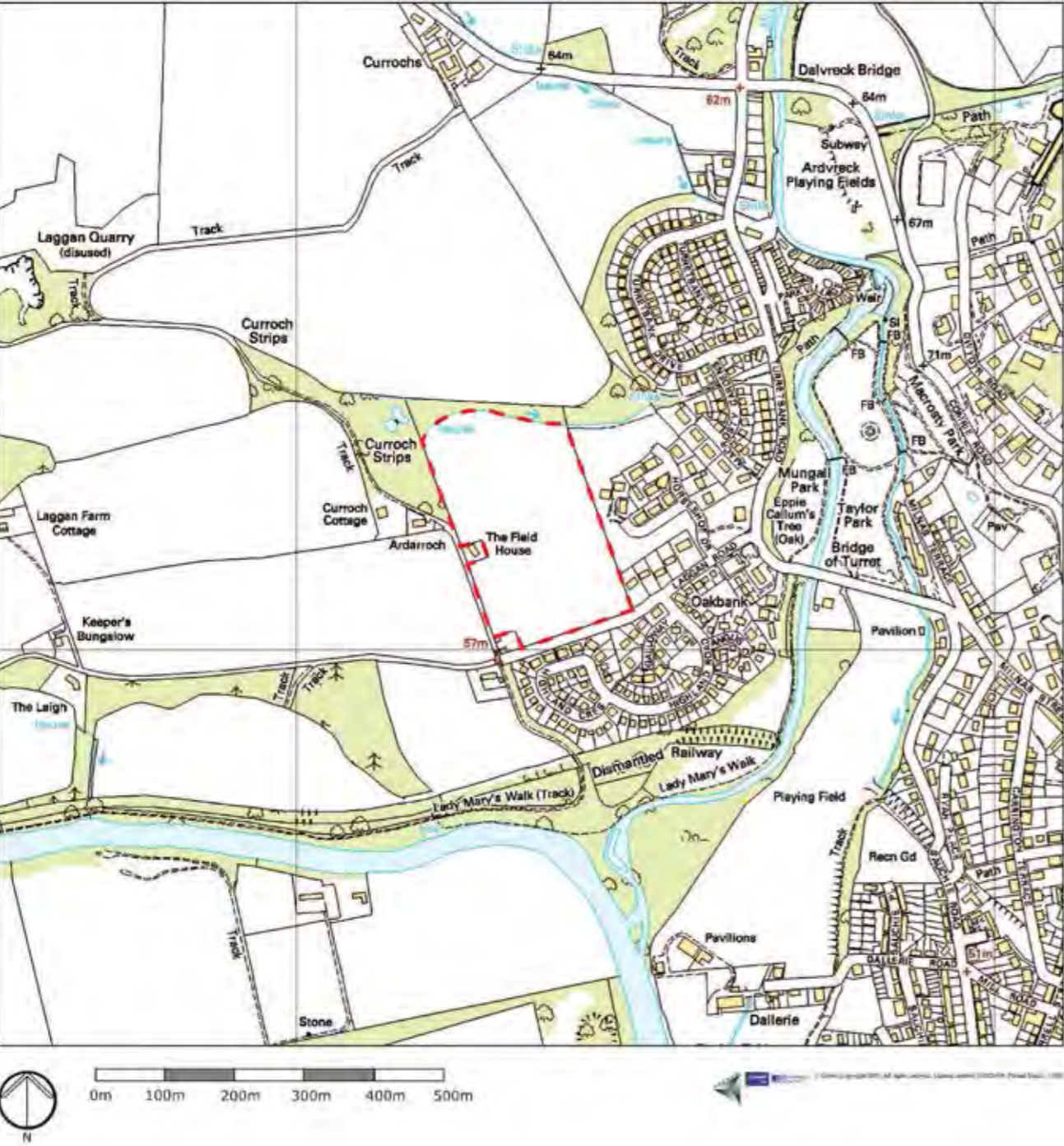
### Crieff

3.1 Crieff is the third largest town within the administrative district of Perth and Kinross with a population of approximately 7,000. The town is located approximately 16 miles west of Perth.

3.2 Two main transport routes (A85 and A822) serve Crieff from the east, west and south and these routes provide access by car to Perth and Dundee in the east and Stirling to the south via the A9 which also leads to the strategic road network to Edinburgh and Glasgow.

3.3 It has 4 Primary Schools (Crieff Primary, Morrison's Academy, Ardvreck and St. Dominic's RC Primary) and Crieff High School is the main secondary school for the wider catchment.





# 3.0

## Context

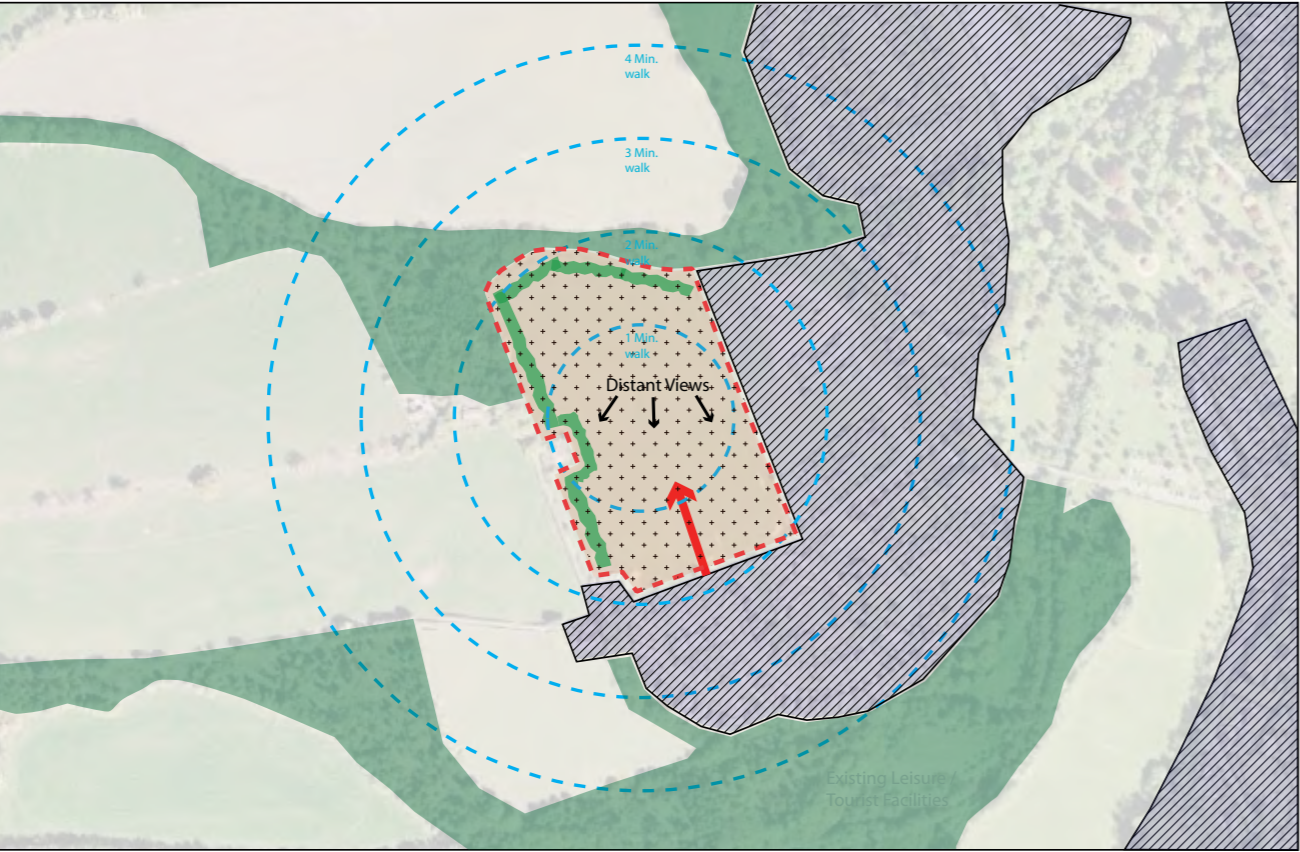
### Site Location

3.4 The site is located on the north-west edge of the built-up area of Crieff adjacent to the settlement boundary as shown on the Plan opposite. It is accessed from Laggan Road and lies to the west of an existing residential area known as Oakbank.

3.5 The land is bounded to the south by existing housing development at Laggan Road and by a housing development to the east at Horseshoe Drive which is an allocated housing site in the current adopted Strathearn Local Plan. This housing development has detailed planning permission and is nearing completion.

3.6 To the north and west, the site is bordered by mature deciduous trees with a single dwelling house (The Field House) also located at the western boundary. The site is further defined by the access road to Laggan Estate, with agricultural land further beyond to the north and west.





Site Detail



Site Context

Legend:

- |                        |                                |                              |
|------------------------|--------------------------------|------------------------------|
| Existing River Earn    | Extent of Proposed Development | Existing Built-up Areas      |
| Existing A Class Roads | Proposed Site Access           | Approx 5min Driving Distance |
| Proposed Site Boundary | Proposed Boundary Planting     | Existing Mature Woodland     |

# 3.0

## Context cont'd

### Site Description

3.7 The land is used for agricultural purposes and is presently in arable use. The relationship of the land to the rest of the settlement is provided for in the Site Context/Detail Plans opposite.

3.8 In topographical terms, the southern half of the site is relatively flat and at the same level as the existing neighbouring houses after which it rises moderately to the north.

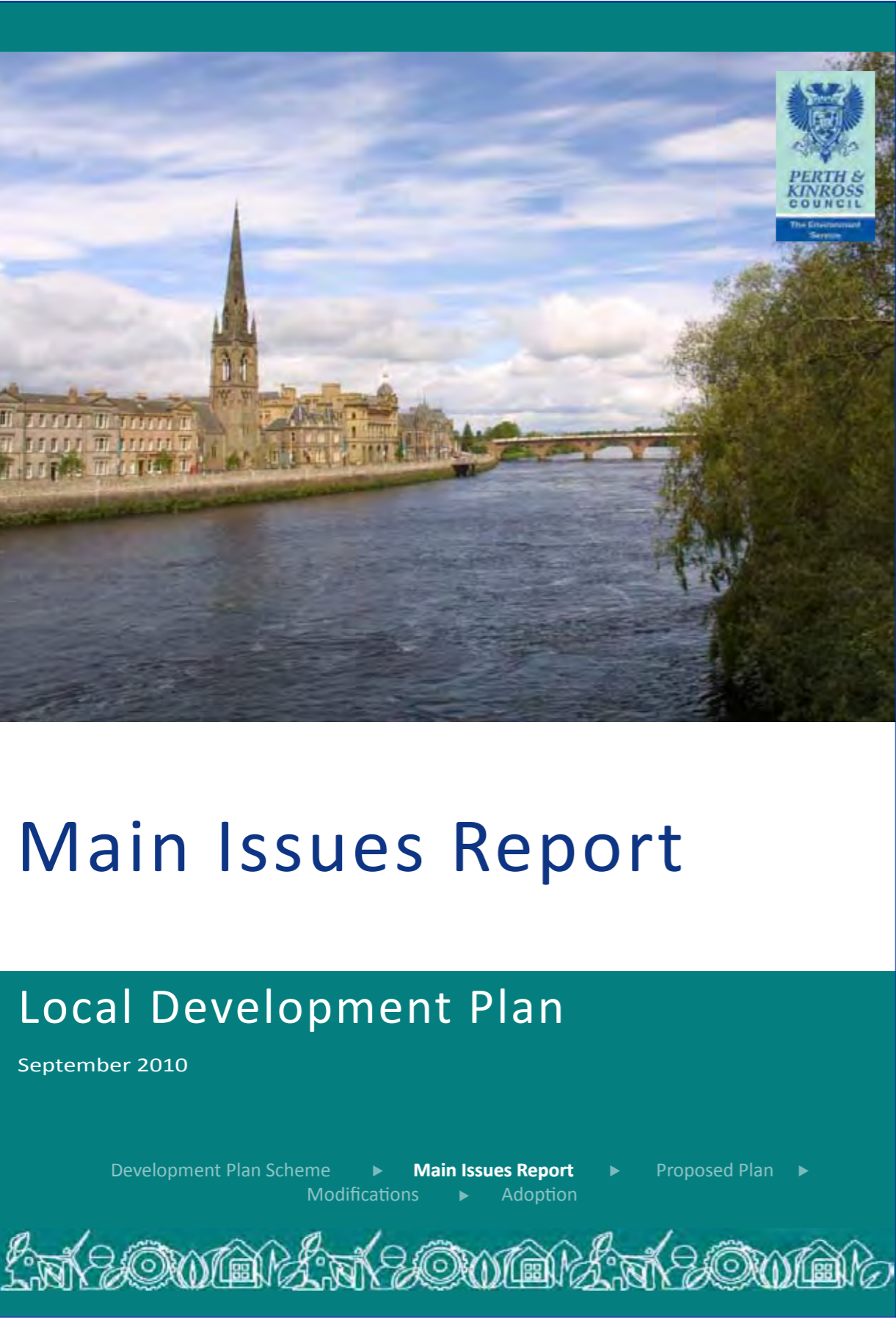
3.9 The field boundaries are defined by post & wire fences with a degree of mature hedgerow to the south & east. The north and west boundary are predominantly mature trees. An 11kv overhead power line crosses the site from east to west.

### Character of Surrounding Area

3.10 The area surrounding the site to the east and south is characterised by relatively modern housing of medium density consisting of mostly detached single storey and 2 storey houses. This housing area is well established within a mature landscape setting except for the site currently under construction immediately adjacent to the site.

3.11 The land to the west and north, while mainly agricultural, also has several houses set within a mature landscape setting, in particular Laggan House and other properties within its grounds.





# 4.0

## Planning Context

### New Planning Policy

4.1 Perth and Kinross Council is in the process of updating their development plan, through the preparation of a new Strategic Development Plan and a new Local Development Plan. These policy documents will replace the currently approved Perth & Kinross Structure Plan (2003) and the adopted Strathearn Area Local Plan (2001); and will set the policy framework for the consideration of any future planning applications in the Crieff area.

4.2 Whilst the purpose of this Report is to support the inclusion of the Laggan Road site within the new LDP, it is useful to set the planning policy context for this new LDP.

### TAYplan Strategic Development Plan

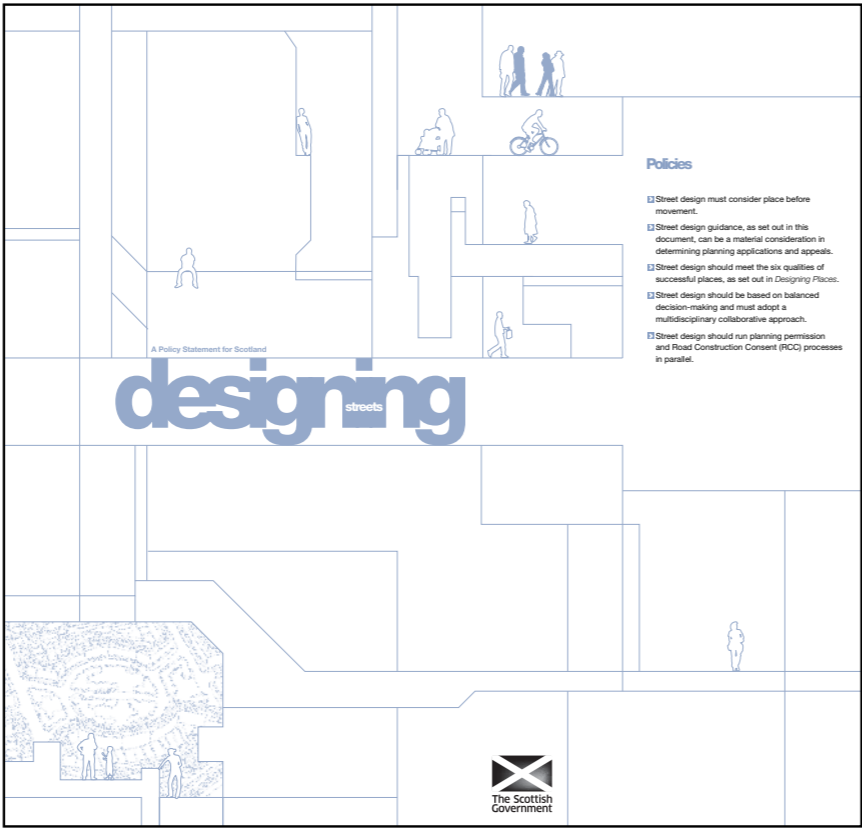
4.3 The Main Issues Report for the new TAYplan SDP was issued for consultation in 2010 with the **Proposed Plan scheduled for formal public consultation in mid 2011. Crieff was identified as a key settlement in the Main Issues Report with scope for significant new housing and employment development.** The LDP's suggested allocation of the majority of new housing land in Crieff is therefore consistent with the emerging SDP which recognises that Crieff should be the focus for meeting the majority of the strategic housing land requirement in the Strathearn Housing Market Area.

4.4 Our development proposals for the Laggan Road site are therefore in accordance with the emerging Strategic Development Plan.

### Scottish Planning Policy & Advice

4.5 The consolidated Scottish Planning Policy document (SPP) sets out the Scottish Government's policy on nationally important land use planning matters. The policies expressed within it should be used to inform development proposals from initial concept to implementation. This includes the preparation of new Local Development Plans.

4.6 The overarching purpose of the Scottish Government is to increase sustainable economic growth. The consolidated SPP reiterates that the planning system should proactively support development that will contribute to sustainable economic growth and provide high quality sustainable places. It acknowledges that achieving sustainable economic growth requires a planning system that enables the development of growth enhancing activities across Scotland, and protects and enhances the quality of the natural and built environment as an asset for that growth.



# 4.0

## Planning Context cont'd

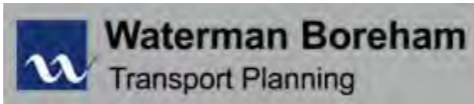
### Scottish Planning Policy & Advice cont'd

4.7 New Local Development Plans are required to plan for long periods and to create long term sustainable settlement strategies to provide the context for new development. Planning authorities are encouraged to take a positive approach to development, recognising and responding to economic and financial conditions in considering proposals that could contribute to economic growth.

4.8 The consolidated SPP provides national guidance on housing development, and confirms the Scottish Government's commitment to increasing the supply of new homes. It highlights that the planning system should enable the development of well designed, energy efficient, good quality housing in sustainable locations. Council's should allocate a generous supply of land to meet identified housing requirements across all tenures.

4.9 The SPP maintains the emphasis on directing new development to sustainable, accessible locations including greenfield sites within or adjacent to built-up areas which can be well integrated with an existing community and which can therefore help towards the creation of mixed and balanced communities. New housing developments should be integrated with active travel networks, such as footpaths and cycle routes, rather than encouraging dependence on the car. New streets should connect well with existing streets and with walking and cycling networks and allow for links into future areas of development.

4.10 The proposed development of the Laggan Road site will be prepared to accord with the objectives outlined in the SPP as well as Government advice set out in Designing Places and Designing Streets. As demonstrated in this submission and within the accompanying information, the proposals represent an excellent opportunity to provide a high quality, accessible and sustainable form of development that would contribute to economic growth within Crieff. The development would increase both the variety and tenure of dwellings in the town, and the associated increase in population would in turn provide additional footfall to existing shops, services contributing to the sustainability of the local economy.



# 5.0

## Technical Studies

### Introduction

5.1 As explained previously, the main purpose of this Report is to demonstrate that the site at Laggan Road is capable and appropriate for the level and nature of development specified in the MIR. To assist this process, our client has commissioned consultants to assess the site's suitability in terms of a range of technical considerations. By undertaking these assessments at this early stage, we can confirm the site's effectiveness and provide further justification for their formal allocation in the Proposed Plan. Full copies of each technical assessment are included as appendices to this main report, and the key conclusions are summarised in this upcoming section.





# 5.0

## Technical Studies

### Landscape Appraisal

5.2 Brindley Associates Ltd, Landscape Architects and Environmental Planners were commissioned to carry out a Landscape Appraisal of the proposed development site at Laggan Road. This assessment confirmed that:

- The site is elevated and there may be some long distance views of development in this location from the south and south east although development will be contained by the mature woodland structure and seen in the context of adjacent residential development. These views **are not considered to be significantly affected. It should be noted that residential areas within the historic core of Crieff are visually prominent and at a higher elevation than the site.**
- The site is enclosed by existing urban development on its eastern and southern boundaries and by woodland and hedgerows on its northern and western boundaries.
- We consider that a well designed development of high quality housing, with landscape mitigation as set out in our detailed report, is appropriate for this location.

### Ecological Appraisal

5.3 Brindley Associates Ltd, Landscape Architects and Environmental Planners were also commissioned to carry out an Ecological Appraisal of the proposed development site. This assessment confirmed that:

- The site lies to the northwest of the town of Crieff. It is a gently sloping site that is in agricultural use for the cultivation of crops and currently consists of wheat stubble that has been grazed by livestock. To the north of the site a ditch runs from west to east and appears to feed into the Turret Burn. This ditch has an overgrown stone boundary wall on its northern side.
- The proposed site is species-poor arable land which is considered to have limited nature conservation value due to its long term intensive agricultural management regime. The ancient woodland that abuts the site has the potential to provide suitable habitat for nesting and roosting bat species and nesting birds. The boundaries of the site are made up of hedgerows and broken down stone walls that could support nesting birds. The ditch on the north of the site contains very little amounts of standing water and therefore does not appear suitable for Water Vole. It is also heavily poached in places by livestock and the northern boundary is an overgrown stone wall.





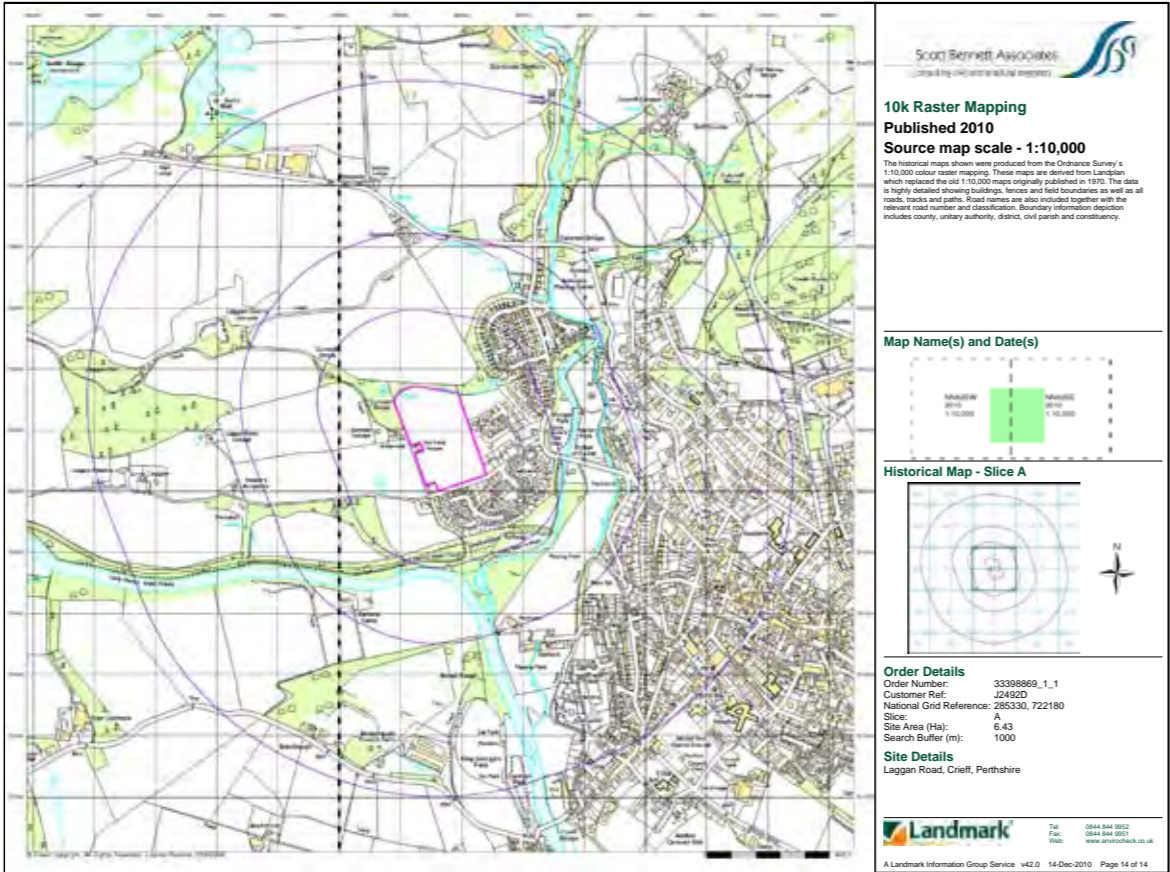
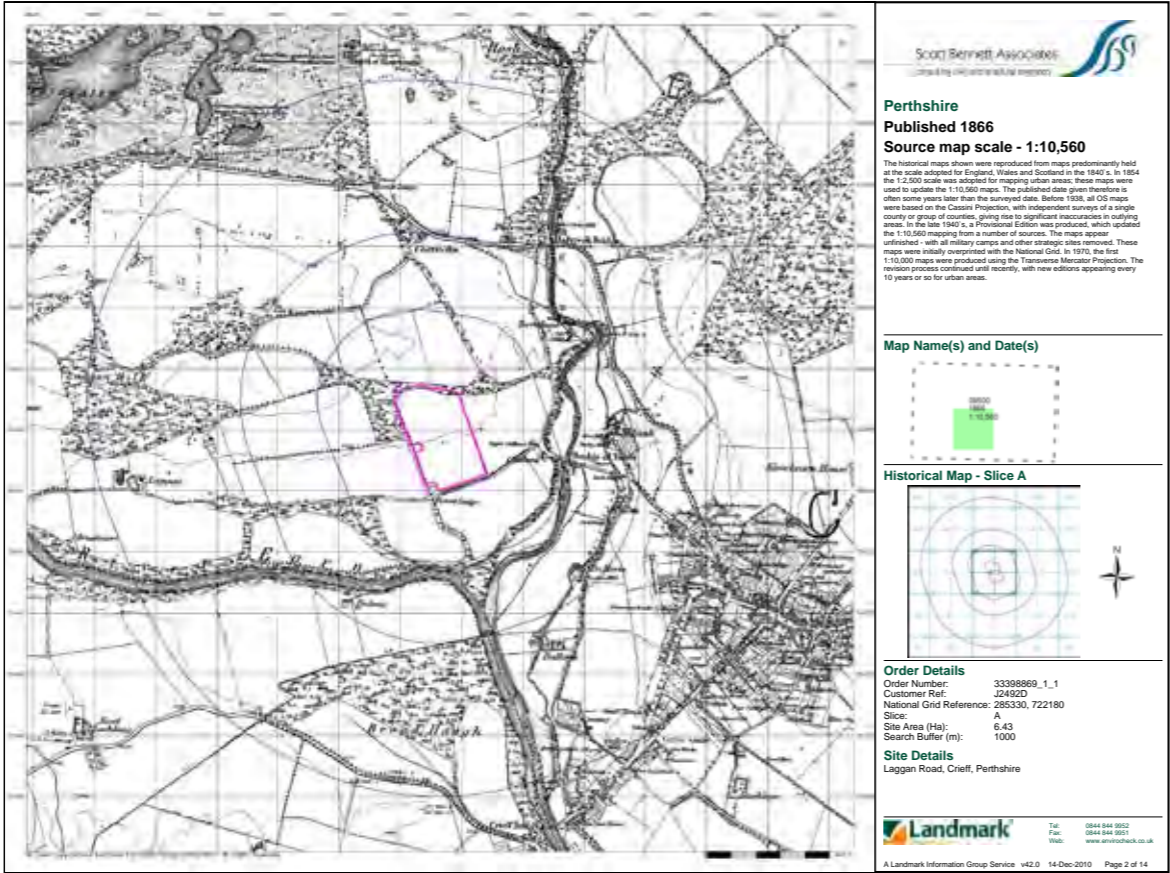
# 5.0

## Technical Studies

### Transport Statement

5.4 Waterman Boreham Transport Planning (WB) was commissioned to produce a Transport Statement in support of the proposed development. This assessment confirmed that:

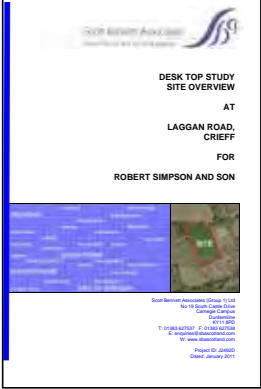
- The transportation issues associated with the new development, and in particular, its impact on the local and surrounding transport network and access to the site by all modes of travel has been examined. The detailed report presents further evidence in support of the sites inclusion for both commercial and residential use within the forthcoming Perth & Kinross Local Development Plan.
- Pedestrian provision on Laggan Road will allow good links to existing local amenities and public transport. A new footway linking the site access and the existing footway network will be provided on Laggan Road which will enhance pedestrian linkages to public transport facilities and surrounding residential areas.
- Existing public transport provision adjacent to the site is considered to be adequate in terms of links to surrounding area.
- Vehicle access to the site will be established in consultation with Perth & Kinross Council and considered as part of a Transport Assessment in support of any future planning application. The site has direct frontage onto Laggan Road and a site access can be accommodated on this boundary in the form of a priority junction. Internal roads within the proposed development will be designed in accordance to Perth & Kinross Council's standards while considering Designing Streets.
- Internal roads within the proposed employment development will be designed in accordance to Perth & Kinross Council's standards and consideration of Designing Streets will be taken for the new layout of the residential element. Detailed discussions are required with the local Roads Authority to agree internal layouts.
- Vehicle parking for the potential developments will be provided in accordance with Perth & Kinross Council's standards.
- In conclusion, it is considered that the proposed development would integrate well within the existing transport network and is consistent with policy requirements. Proposed improvements will further enhance the facilities and improve access to the site by all modes of travel.



# 5.0

## Technical Studies

### Ground Conditions, Utilities, Drainage & Flood Appraisal












5.5 Scott Bennett Associates were commissioned to produce a desk top statement on ground conditions, utilities, drainage and flooding in support of the proposals. This assessment confirmed that:

- **Ground Conditions;** The searches carried out did not highlight the presence of significant deposits of made ground, former land use or underground workings that would impact on the suitability of the site to be developed. Based on the searches it is anticipated that standard foundation solutions will be adopted, and no significant environmental remediation will be required due to land contamination. Intrusive investigations comprising boreholes, trial pits and appropriate testing will be required to allow detail design to be carried out and identify any local abnormalities.
- **Utilities;** The searches have highlighted the presence of electricity, gas, water and media/telecoms in close proximity to the site with HV overhead cables traversing the site. Based on the size of the gas and water mains it is likely that some offsite reinforcement of these services will be required to supply the site. With regard to the electrical supply sufficient HV supply appears to be present and subject to provision of step down transformers and local diversion, no issues are anticipated. Media/telecom appears to be satisfactory.
- **Drainage;** Surface water drainage is easily available to the unnamed watercourse at the north boundary and through SUDS strategies will create bio diversity within the development and opportunity to integrate these features into the development strategy. Foul drainage whilst constrained at the present time, Scottish Water would be consulted and agreement reached on any necessary upgrading to Parts 3 and 4 Asset's in line with common practice in order to deliver the required capacity
- **Flood;** Flooding issues are not anticipated at the site with SEPA Flood Risk Map indicating the closest potential flooding some 200m to the south and east of the site.



Legend

- |  |  |   |
|--|--|---|
|  Proposed Residential Development |  Existing Primary Roads     |  Proposed Planting             |
|  Proposed Open Space              |  2 Minute Walking Distances |  Proposed Views Out            |
|  Existing Built Development       |  Proposed Distributor Roads |  Proposed Development Boundary |

# 6.0

## Indicative Development Proposals

### Indicative Masterplan

- 6.1 No development proposals have been prepared at this time. However, it is envisaged that access to the site would be taken directly from Laggan Road to serve a proposed development with the potential to improve the Laggan Road frontage itself should it be required in order to meet the appropriate standards.
- 6.2 The site does not present any particular challenges in terms of topography or gradient and **therefore the form of development is likely to reflect the pattern of development in the surrounding area.** The land is capable of accommodating a development with minimal visual impact, following development and design principles set out in Designing Places and Designing Streets.
- 6.3 Any proposed development will be designed having regard to the scale, form, colour and density of existing developments within the surrounding area. It is our client's intention to engage with a reputable house-builder with the track record, expertise and experience of building high quality modern housing developments who will able to incorporate particular design features to help create **a sense of place and identity while also meeting the sustainability/energy efficiency agenda.**
- 6.4 It is therefore our client's intention to meet all relevant planning policy objectives when advancing his development proposals for this site through the planning process to ensure that a high quality environment is created through the design and layout of the housing, roads and associated open space.
- 6.5 The Indicative Masterplan opposite illustrates how the development of the sites are likely to come forward. This plan takes cognisance of the recommendations from the various technical studies and also the consultation responses from the key public agencies which helped to inform the Council's MIR.
- 6.6 Whilst this initial proposal is purely indicative at this stage, we would welcome the opportunity to work up these proposals in conjunction with the council and the key agencies as the LDP process advances. It is also our intention to undertake formal community consultation at the appropriate **stage and reflect any comments into the development proposals.**

<div>• <b>Ownership:</b></div>	
The site is in the ownership of a single landowner who is experienced in the promotion and delivery of development land. The land will be released for development once planning permission has been obtained.	
<div>• <b>Physical:</b></div>	
As we have demonstrated in this Site Appraisal Report and the accompanying technical reports, the site is free from constraints related to slope, aspect, flood risk, ground stability or vehicular access which would preclude its development.	
<div>• <b>Contamination:</b></div>	
Again, as confirmed in the Site Assessment Report, there are no contamination issues relating to this site.	
<div>• <b>Deficit funding:</b></div>	
There are no requirements for public funding to make residential development economically viable on this site, and in contrast, it is anticipated that the development of this site would provide developer funding for any required community facilities or necessary infrastructure.	
<div>• <b>Marketability:</b></div>	
The site can be developed in the plan period and we have set out an anticipated development programme below.	
<div>• <b>Infrastructure:</b></div>	
As demonstrated in our Technical Reports, the site is free of infrastructure constraints, or any required infrastructure can be provided realistically by the developer or another party to allow development.	
<div>• <b>Land use:</b></div>	
Housing is the preferred use of the land in planning, marketing and ownership terms.	

# 6.0

## Indicative Development Proposals

### Effectiveness & Deliverability

6.7 Effectiveness, deliverability and viability of development sites has always been a key criteria for development plan allocations. This has been given even greater focus as a result of current market conditions, and the Chief Planner in Scotland has recently issued advice to all Heads of Planning on **the need to maintain an effective supply of housing land. This confirms the importance of identifying effective housing sites, whilst also confirming the need for a flexible and realistic approach towards the promotion and delivery of new housing land.**

6.8 The development of the Laggan Road site is being promoted by a local landowner who has **significant experience of releasing land for development in Crieff. The landowner recognises the need** for early engagement in the planning process and has assembled a well-experienced Development Team to progress these proposals through the early stages of the new LDP process. Whilst there are no house builders on board as part of the Development Team at the current time, experienced development partners will be sought at the appropriate time. The Consultant Team has progressed a **significant number of large development proposals through the planning process throughout Scotland,** and considers that there are no constraints to the release of the Laggan Road site in the timescales being considered.

6.9 In terms of the criteria set out in Planning Advice Note 2/2010, the Laggan Road site can be considered to be unconstrained and fully effective. The site is available and capable of being developed for housing throughout the plan period, and will be free of constraints on the following basis: (see table opposite.)

6.10 By releasing the site in the new LDP, this would allow the development to be properly phased **and programmed. This early identification of the site would help to ensure the maintenance of the** effective land supply. This would be consistent with the Government’s approach to housing land.



# 6.0

## Indicative Development Proposals

### Programming & Phasing

6.11 Whilst the current economic situation has affected the house building industry significantly, Crieff is considered to be a popular, attractive and desirable location for new housing; and remains a strong and robust housing market. This is evidenced by the population projections and household formation predictions.

6.12 The proposed development at Laggan Road would be phased in line with the predicted housing land requirements and to reflect prevailing market conditions. We would anticipate the following programme and phasing of the housing sites. This assumes planning permission and technical consents granted in 2012; a site start in 2013; and first occupation in 2014

Year	2014	2015	2016	2017	2018	2019	2020
Units	5	10	10	10	10	10	5
Total	5	15	25	35	45	55	60

### Masterplan & Integrated Design Approach

6.13 A key benefit of releasing the site at Laggan Road for housing development is the ability to provide a high quality, sustainable development which is planned, phased and developed in a coordinated and integrated manner.

6.14 Whilst the purpose of this report is to support its inclusion in the new LDP and demonstrate its appropriateness for development, we have provided an indicative plan which shows how the release of the entire site would maximise opportunities to integrate the new development with established housing areas and the remainder of the town; establish a strong sense of place; and set out a landscape framework which will enhance the setting of Crieff.

# 7.0

## Indicative Development Proposals

### Key Merits of Proposed Development

7.1 Crieff is the third largest settlement in Perth and Kinross and the main settlement in the Strathern Area. It is identified in the emerging TAYplan as a key settlement, capable of accommodating a significant level of new housing and employment development. In essence, the TAYplan's emphasis is on directing new development to the main service centres which represent the larger settlements in the area, with housing and economic development closely linked, thereby reducing the impact of development on the environment.

7.2 The new Local Development Plan needs to allocate suitable housing sites to meet strategic requirements and the SPP recommends the early identification of a generous supply of land. A long term promotional strategy for Crieff therefore requires to be considered at this time. This would include a long term sustainable settlement strategy to provide the context for new development as advocated in the SPP. This will allow for the suitable planning, programming and phasing of the proposed level of new development.

7.3 The provision of allocating additional housing land in a sustainable location such as Crieff is fully justified. The land at Laggan Road is considered to be an appropriate location for meeting an element of the housing land requirement for Crieff, and particularly the higher end of the housing market. The key features of our Client's site are listed opposite:

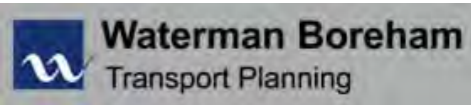
- **The site represents a logical expansion to an established housing area in this part of Crieff. The northern boundary is defined by a line of trees and the access road to Laggan Estate forms the western boundary to the site. These boundary features are well defined and therefore can form defensible boundaries to prevent any development encroaching into the countryside.**
- **Housing is a compatible use on the site as the land is situated immediately adjacent to existing and established residential properties.**
- **The land is not located in a visually prominent location and therefore the land can accommodate development with minimal visual impact, following development and design principles.**
- **Any development on the site could assist with the delivery of an Affordable Housing element in accordance with Council policy requirements.**
- **The proposed development will be designed having regard to the scale, form, colour and density of existing developments within the surrounding area. Our clients will seek to involve a reputable house-builder with the track record, expertise and experience of building high quality modern housing developments and who will incorporate particular design features to help create a sense of place and identity while also endeavouring to meet the sustainability/energy efficiency agenda.**
- **The development will be suitably designed to ensure that a high quality residential environment is created which, along with the mix of house types, will contribute toward the creation of a sustainable and balanced community in line with SPP and LDP objectives.**
- **It is our client's intention to meet all relevant planning policy objectives when advancing their development proposals for this site through the planning process to ensure that a high quality residential environment is created through the design and layout of the housing, roads and associated open space.**



# 8.0

## Conclusion

- 8.1 The new Local Development Plan will need to allocate suitable housing sites to meet the requirements of the new SDP. The principle of allocating additional development land in a sustainable location such as Crieff is fully justified.
- 8.2 The land at Laggan Road is considered to represent a logical and natural site for further housing in Crieff.
- 8.3 A key benefit of releasing the site for housing development is the ability to provide a high quality, sustainable development with affordable housing which is planned, phased and developed in a coordinated and integrated manner.
- 8.4 There are no known constraints to the development of the site. The site is effective and it is anticipated that it can start delivering new housing development by 2014.
- 8.5 The proposed release of site A as shown on Map 39 of the MIR, would provide the opportunity to accommodate an element of Crieff's short term housing land requirements in a coordinated and structured approach in compliance with relevant planning policy and an approved masterplan.
- 8.6 Our client therefore respectfully requests that the Laggan Road should be formally allocated for housing and employment development in the new Local Development Plan when it is issued later this year.
- 8.7 We would also welcome the opportunity to work up our Client's proposals with Planning Officials at an appropriate time in this Local Development Plan process.





# 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"/>
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"/>

### 2. Your details

Name	<input type="text" value="Ray McMaster"/>
Company	<input type="text" value="Comrie Development Trust"/>
Building No./Name	<input type="text" value="32-34"/>
Address	<input type="text" value="Drummond Street"/>
Town/ City	<input type="text" value="Comrie"/>
Postcode	<input type="text" value="PH6 2DW"/>
Telephone	<input type="text" value="01764 670769"/>
Mobile	<input type="text"/>
Email	<input type="text" value="cmullan@comriedevelopmenttrust.co.uk"/>

### 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.

## 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.

## 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).

1. Cultybraggan Camp is identified in the current Local Development Plan (LDP) as a settlement. The text acknowledges that the camp is being developed for a variety of community and employment uses by Comrie Development Trust (CDT). However, the LDP zones the whole camp only for Employment Uses. This zoning does not reflect the character or development pattern of the camp or the range of uses which have been granted planning permission by the Council. We recommend that it would be more appropriate for the camp to be rezoned for Mixed Uses and for the Council to discuss with CDT the range of acceptable uses to be identified for Cultybraggan Camp in a revised version of the 2014 Supplementary Guidance on Mixed Use areas.
2. The LDP does not highlight that Cultybraggan Camp is an important historic environment asset. It is the best preserved surviving example of a Second World War Prisoner of War Camp in Scotland. As such it is of international importance. Many of the buildings are Listed including several in Category A. Some are included in the national register of historic buildings at

#### 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:**

**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

letter from P&KC

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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.



# 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="John Handley"/>
Organisation/ Community Council	<input type="text" value="John Handley Associates Ltd"/>
Building No./Name	<input type="text" value="1"/>
Address	<input type="text" value="St Colme Street"/>
Town/City	<input type="text" value="Edinburgh"/>
Postcode	<input type="text" value="EH3 6AA"/>
Telephone	<input type="text" value="0131 220 8253"/>
Mobile	<input type="text" value=""/>
Email	<input type="text" value="john.handley@johnhandley.co.uk"/>

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

Name	<input type="text" value=""/>
Organisation	<input type="text" value="Craigmount Developments"/>
Building No./Name	<input type="text" value=""/>
Address	<input type="text" value="c/o Agent"/>
Town/ City	<input type="text" value=""/>
Postcode	<input type="text" value=""/>
Telephone	<input type="text" value=""/>
Mobile	<input type="text" value=""/>
Email	<input type="text" value=""/>

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

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

Land to the east of Castleton Road,  
Auchterarder, PH3 1AG

Part of site was granted Planning  
Permission in Principle for residential  
development on 3 March 2015 - Ref:  
15/00063/IPL

**7. Current and Proposed Land Use**

Please describe the current designation and use of the site:

The site currently comprises residential garden ground and paddock areas associated with adjoining residential properties.

The site falls within the existing settlement boundary as shown in the adopted Local Development Plan (LDP) 2014. The site is located within an area designated as residential and compatible uses where Policy RD1 applies. This states that residential and compatible uses will generally be the preferred type of development in this location.

We would request that the site is allocated as a housing development opportunity in the new LDP.

What land use would you like the site considered for?

Given the extant planning permission and the site's location within the existing settlement boundary, we would request that the site is allocated as a housing development opportunity in the new LDP.

## 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 proposed development of this site would help the Council to meet the aspirations and objectives set out in the Community Plan by providing a safe, accessible and sustainable location for new housing which is designed to a high standard and helps to promote a prosperous, inclusive and sustainable local economy.

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

The proposed development would support the local community through new investment and development, whilst also retaining the settlement's distinctiveness and character. The proposed development would be of a scale and character appropriate to its location and surrounding uses. New housing would help to support, maintain and potentially boost the vitality of the local social and economic base thus ensuring that the Council's community objectives are met.

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

There would be no direct permanent employment created by this development, but it would provide a number of jobs during the construction phase of the development.

The proposed development would also help to safeguard and improve existing facilities and services in Auchterarder with resultant benefits in permanent employment opportunities in the settlement.

This potential for sustainable job creation is recognised within the SPP which notes that new housing development can contribute to the Scottish Government's central purpose of increasing sustainable economic growth, and recognises the important role of the house building and construction industry to the Scottish economy.

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

The proposal would not result in a 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.**

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 allocation of this well-located, effective housing site would ensure that the new LDP meets the requirements of the SPP (June 2014), which requires local development plans to set out the housing supply target and the housing land requirement for each housing market area in the plan area up to year 10 from the expected year of adoption.

The SPP requires the LDP to allocate a range of sites which are effective or expected to become effective in the plan period to meet the housing land requirement in full. They should provide a minimum of 5 years effective land supply at all times, and should provide an indication of the possible scale and location of the housing land requirement beyond year 10 and up to year 20.

The allocation of this site would therefore ensure a range and choice of effective housing land in the Strathearn Housing Market Area which would support the creation of sustainable mixed communities and successful places which help to ensure the continued delivery of new housing in this popular settlement.

**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 environmental, cultural or heritage designations which would curtail development on this site, and the site is not covered by any landscape or amenity designations.

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

We are not aware of any previous development on this site, but a number of planning permissions have been granted for residential development on part of the site. The most recent being granted in March 2015 (Ref: 15/00063/IPL)

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

No.

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

The site lies within the existing settlement boundary and is located within an area designated as residential and compatible uses where Policy RD1 applies. The proposed housing on this site is therefore supported by current LDP policy and benefits from an extant planning permission for residential development.

The proposal would be compatible with established housing to the west and south, and the proposed Auchterarder Expansion Area which lies to the east. The development is therefore entirely compatible with these neighbouring residential uses.

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

As noted above, the proposed development would be compatible with adjoining residential uses which surround the site, and would be of a scale in keeping with the established densities and character of the local area. This has been confirmed through the granting of planning permission in principle in March 2015.

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

As noted in the granting of planning permission in principle, the site is well located in terms of proximity to existing public transport, footpath linkages and local facilities.

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

The site provides opportunities to make best use of solar gain through the detailed layout and siting of the new development.

The site is located on the northern edge of Auchterarder, but is sheltered from prevailing winds from existing shelter belts to the west and surrounding residential properties. Due to the size and nature of the site, appropriate landscaping and planting can be introduced, where required, to provide further screening and shelter.

The development would be designed to fully consider the relationship of the form of development to topography, incorporating existing natural features, protecting and enhancing biodiversity and embracing locational opportunities for solar gain, shelter and cooling, and noise control. In this way, the development would create a sense of place and provide a distinctive, safe and pleasant, easy to get to and move around, welcoming, adaptable and resource efficient development.

**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, but the consultations on the recent planning application have indicated that there are no anticipated utilities constraints to the proposed development of this site.

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

As noted under Question 22 above, the site can take access directly from Castleton Road, and is well located in terms of existing public transport, footpath linkages and proximity to local facilities.

This was confirmed in the granting of planning permission in March 2015.

**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 network that would constrain the proposed development of this site. This was confirmed in the granting of planning permission in March 2015.

#### 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 that would affect the proposed development of this site.

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

As noted in the Council's granting of planning permission for part of this site, the site is located within the settlement boundary as identified in the current LDP and therefore there is a presumption in favour of development.

The site benefits from the mature tree belt along the northern boundary, and the proposal would retain and enhance this existing landscape feature. Through the careful planning and design of the site, the proposal would be in keeping with surrounding land uses and would provide local landscape and biodiversity gains.

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

As noted in question 29 above, the development would retain and enhance the existing landscaping along the northern boundary of the site which provides the opportunity to create a defined and attractive settlement edge with significant contributions 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.

The proposed development would not adversely impact on any national, regional or local designated sites. There are, however, opportunities to offer habitat and biodiversity gains as part of the proposed new development and this would be an integral part of the proposals.

## 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 checked="" 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 site is in the ownership of three main parties: Mr & Mrs A Birnie, Arnsbrae, Castleton Road, Auchterarder; Mr S G Hendry, Norwood, Castleton Road, Auchterarder and Mr Peter Everett and family of Auchterarder.

The development of the site is being coordinated and promoted by a local development company which has significant experience of releasing land for development in Auchterarder. Whilst there is no house builder on board at the current time, experienced development partners will be sought at the appropriate time.

**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 terms of the criteria set out in PAN 2/2010, the site can be considered to effective. The site is available and capable of being developed for housing throughout the new LDP plan period, and has no ownership; physical; contamination; funding; marketability; infrastructure or land use constraints.

As the Council confirmed through its granting of planning permission in principle in March 2015, it is a logical and natural infill 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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[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

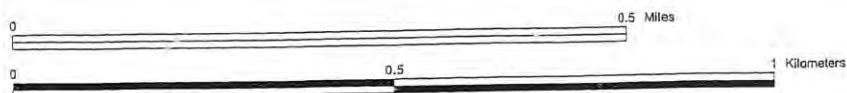
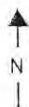
The Call for Sites process will run from Tuesday 20 January 2015 for 10 weeks. Completed Submissions must be received by Tuesday 31 March 2015.

# LAND AT CASTLETON ROAD - AUCUTERAR DER



Scale 1: 10000

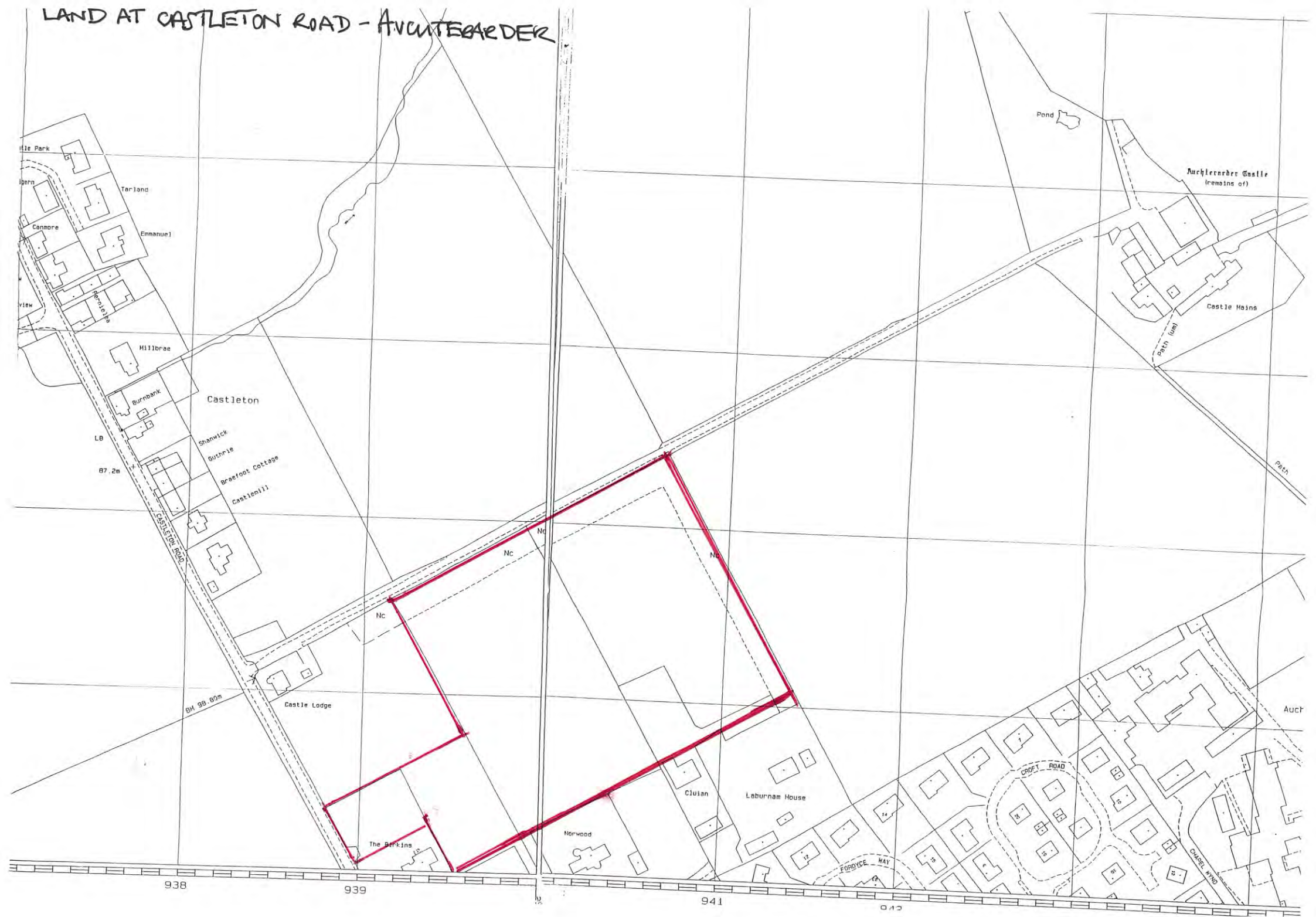
1 cm = 100 Metres  
1 cm = 109 Yards  
1 in = 277 Yards



Blue Field Boundary

In order  
can only  
Executive  
to enter

# LAND AT CASTLETON ROAD - AUCHTERBARDER





# 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="John Handley"/>
Organisation/ Community Council	<input type="text" value="John Handley Associates Ltd"/>
Building No./Name	<input type="text" value="1"/>
Address	<input type="text" value="St Colme Street"/>
Town/City	<input type="text" value="Edinburgh"/>
Postcode	<input type="text" value="EH3 6AA"/>
Telephone	<input type="text" value="0131 220 8253"/>
Mobile	<input type="text" value=""/>
Email	<input type="text" value="john.handley@johnhandley.co.uk"/>

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

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

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

Name	<input type="text" value=""/>	Postcode	<input type="text" value=""/>
organisation	<input type="text" value="Blackford Farms Ltd"/>	Telephone	<input type="text" value=""/>
Building No./Name	<input type="text" value=""/>	Mobile	<input type="text" value=""/>
Address	<input type="text" value=""/>	Email	<input type="text" value=""/>
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.

The extent of the site is shown on the attached Location Plan.

It is located to the west of Blackford and lies adjacent to the existing housing development which was allocated as Site H23 Mill of Ogilvie in the Strathearn Area Local Plan

**7. Current and Proposed Land Use**

Please describe the current designation and use of the site:

The site is currently used as grazing land.

What land use would you like the site considered for?

In total, the site extends to c. 8.0 hectares and has capacity for c. 150 houses, along with substantial areas of new landscaping, open space and associated facilities. It would form a logical expansion of the existing housing development which was allocated as Site H23 Mill of Ogilvie in the Strathearn Area Local 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?

This is a large greenfield site which provides an opportunity to redefine the existing western boundary of Blackford as part of the current planned expansion area. The site is well located in relation to existing facilities and services. It has a range of access options and is well located in terms of existing bus services, footpaths and cycleways and proximity to employment areas, the local primary school and local facilities.

As such, the proposed development of this site would help the Council to meet the aspirations and objectives set out in the Community Plan by providing a safe, accessible and sustainable location for new housing which is designed to a high standard and helps to promote a prosperous, inclusive and sustainable local economy. A range of housing types and tenures, along with new open space and play areas, would be provided which would allow residents to lead independent, healthy and active lives.

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

The proposed development would support the local community through investment and development, whilst also retaining the settlement's distinctiveness and character. The proposed development would be of a scale and character appropriate to its location and surrounding uses. It would be capable of creating a place which is cohesive in character, inclusive and provides opportunity for its residents and embraces and encourages diversity throughout the development. New housing would help to support, maintain and potentially boost the vitality of the local social and economic base thus ensuring that the Council's community objectives are met.

A key benefit of releasing this site is the ability to provide a high quality, sustainable development which is planned, phased and developed in a coordinated and integrated manner as a logical extension to recent housing development in Blackford.

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

There would be no direct permanent employment created by this development, but it would provide a significant number of jobs during the construction phase of the development.

The proposed development would also help to safeguard and improve existing facilities and services with resultant benefits in permanent employment opportunities in the settlement.

This potential for sustainable job creation is recognised within the SPP which notes that new housing development can contribute to the Scottish Government's central purpose of increasing sustainable economic growth, and recognises the important role of the house building and construction industry to the Scottish economy.

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

The proposal would not result in a 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.**

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 allocation of this well-located housing site would ensure that the new LDP meets the requirements of the SPP (June 2014), which requires local development plans to set out the housing supply target and the housing land requirement for each housing market area in the plan area up to year 10 from the expected year of adoption.

The SPP requires the LDP to allocate a range of sites which are effective or expected to become effective in the plan period to meet the housing land requirement in full. They should provide a minimum of 5 years effective land supply at all times, and should provide an indication of the possible scale and location of the housing land requirement beyond year 10 and up to year 20.

The allocation of this site would therefore ensure a range and choice of effective housing land in the Strathearn Housing Market Area which would support the creation of sustainable mixed communities and successful places which help to ensure the continued delivery of new housing in this accessible settlement.

**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 known environmental, cultural or heritage designations which would curtail development on this site, and it is not covered by any landscape or amenity designations.

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

We are not aware of any previous development on this site.

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

No.

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

The site lies adjacent to existing and recent housing development to the east, and the proposed development is compatible with these neighbouring uses.

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

As noted above, the proposed development would be compatible with adjoining residential uses. The new development would be capable of creating a place which is cohesive in character, inclusive and provides opportunity for its residents and embraces and encourages diversity throughout the development.

The development will enable environmental improvement and enhancement of the site and its existing boundaries. Due to the general topography of the site and the surrounding land uses the proposed development can be absorbed into the landscape without adversely affect the landscape setting of Blackford. It is envisaged that the new development would incorporate formal and informal green spaces and recreational areas. These will be designed to ease the transition between the development and the open countryside to the west and would provide managed access to the countryside beyond.

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

The site benefits from its access onto the former A9 (Moray Street), and is well located in terms of proximity to public transport services, footpath linkages and proximity to schools and local facilities, as well as accessibility to the A9.

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

The site is located on the western edge of Blackford. Due to the size and nature of the site, appropriate landscaping and planting can be introduced, where required, to provide further screening and shelter.

The size of the site provides opportunities to make best use of solar gain through the detailed layout and siting of the new development.

The development would be designed to fully consider the relationship of the form of development to topography, incorporating existing natural features, protecting and enhancing biodiversity and embracing locational opportunities for solar gain, shelter and cooling, and noise control. In this way, the development would create a sense of place and provide a distinctive, safe and pleasant, easy to get to and move around, welcoming, adaptable and resource efficient development.

**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.**

As noted under Question 22 above, the site can take access directly from the former A9 (Moray Street), and is well located in terms of existing public transport, footpath linkages and proximity to local facilities, employment areas and the A9.

In addition to the accessibility benefits of the A9, there is an existing LDP commitment to investigate the long-term potential for development of rail passenger and/or freight facilities in Blackford.

**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.

At this stage, there are no known capacity issues in the existing road network that would constrain the proposed development of this 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.

We are not aware of any constraints to the proposed development by way of access, noise, topography, drainage, flooding, ecology, coalescence or pipeline issues.

Flooding is a particular constraint in Blackford, but this site is located outwith any flood risk areas as shown on the SEPA Flood Map.

SAFEGUARD GREEN INFRASTRUCTURE

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

With an appropriate landscape structure and careful planning and design of the site masterplan, the proposal would be in keeping with surrounding land uses and could provide local landscape and biodiversity gains.

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

The site is currently outwith the existing settlement boundary, however through appropriate landscape and biodiversity enhancements the development could be integrated into the surrounding landscape, and the proposed development presents an opportunity to create a defined and attractive settlement edge for Blackford as an extension of the allocated H23 site.

The development would be designed with an ecological approach. This would include the creation of new green networks throughout the development, along with new landscaping and sustainable urban drainage systems which protect and promote local biodiversity, including opportunities for informal activity and recreation.

The proposed development therefore presents the opportunity to create a defined and attractive settlement edge.

**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 proposed development would not adversely impact any national, regional or local designated sites. There are, however, opportunities to offer habitat and biodiversity gains as part of the proposed new development and this would be an integral part of the proposals.

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 site is in the ownership of Blackford Farms Ltd who were involved in the development of the Mill of Ogilvie site to the east.

**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 terms of the criteria set out in PAN 2/2010, this site can be considered to effective. The site is available and capable of being developed for housing throughout the new LDP plan period, and has no known ownership; physical; contamination; funding; marketability; infrastructure or land use constraints.

## 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

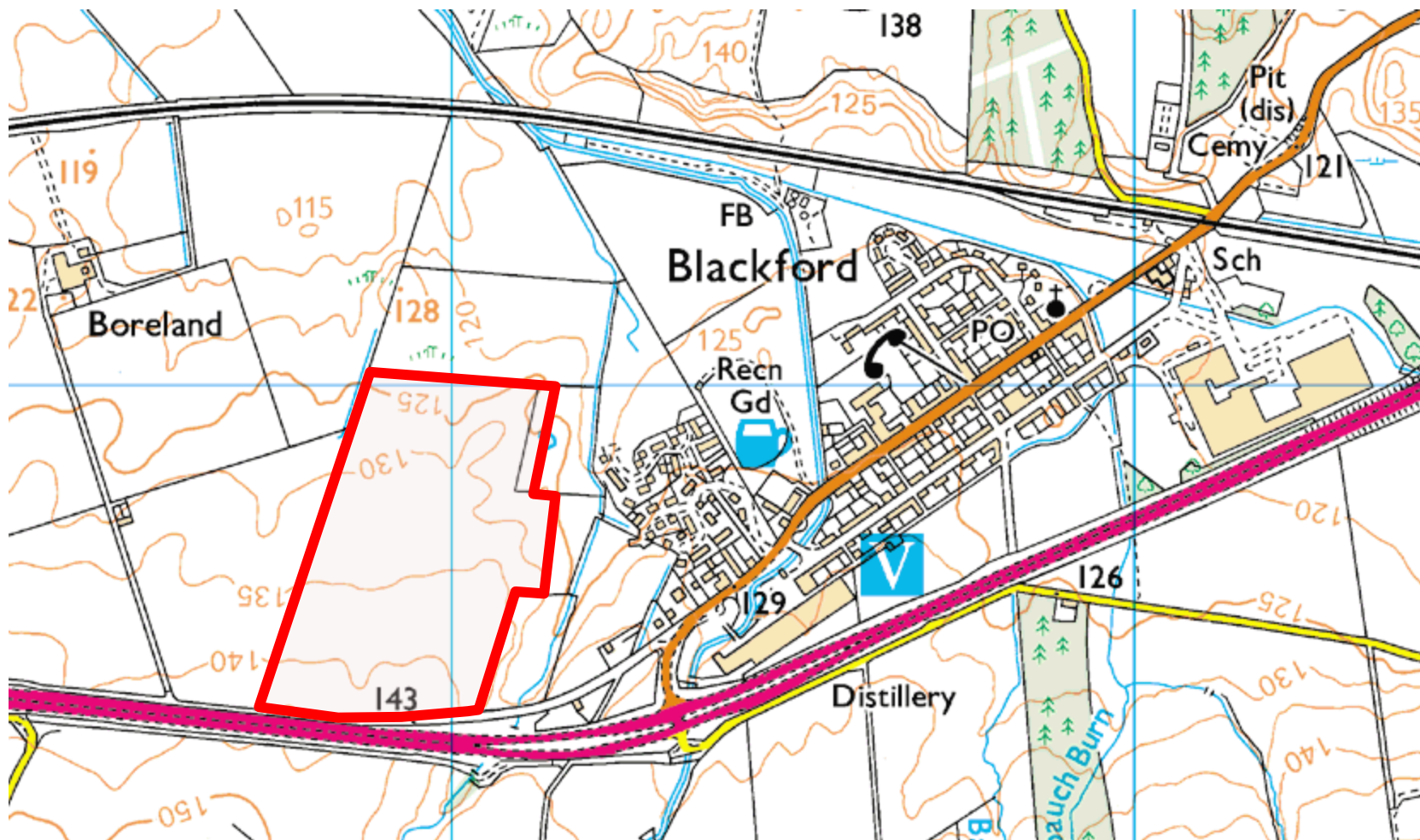
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Completed Submission forms and location plans should be addressed to  
[developmentplan@pkc.gov.uk](mailto:developmentplan@pkc.gov.uk)

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.



**Blackford Farms Ltd – Land at Blackford**

**Site Location Plan**



# 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="James Denholm"/>
Organisation/ Community Council	<input type="text" value="Denholm Partnership Architects"/>
Building No./Name	<input type="text" value="11"/>
Address	<input type="text" value="Dunira Street"/>
Town/City	<input type="text" value="Comrie"/>
Postcode	<input type="text" value="PH6 2LJ"/>
Telephone	<input type="text" value="01764 670899"/>
Mobile	<input type="text"/>
Email	<input type="text" value="jimmy@james-denholm.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 James Tainsh"/>
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"/>

☒ 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)

11445

**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 Dalginross Farm, Strowan Road,  
Comrie, PH6 2JA - identified on attached  
plan

**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?

The site identified offers potential for residential development within a logical extension and rounding off the village boundary.

## 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 have intimated they are interested in potential land in Strathearn. Comrie is an existing village with excellent services and facilities. Additional housing will assist in allowing the community to prosper.

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

Further housing will help local infrastructure and services. Any development would benefit from local access to bus services. Any new housing would also provide Developer Contributions towards education and affordable housing.

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

The proposal will sustain construction jobs and potentially allow home/work properties to be developed.

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.

Strathearn site complies with council interests.

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?

No

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

The site is adjacent to existing residential development and a Doctors surgery and therefore the proposed use is compatible.

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

The proposal is compatible since the adjoining housing has also been built within the last 20 years or so.

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

The site forms part of the existing village and can benefit from local transport services.

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

The site could benefit from its potential to face east, south and west aspects. It is on the east side of existing housing and therefore to some extent is protected from the west prevailing wind. The site is not exposed or high,

**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 will be connected to Strowan Road and the broader road network is immediate. The nearest rail network is Gleneagles, Dunblane and 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.

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.

No constraints have been identified.

SAFEGUARD GREEN INFRASTRUCTURE

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

The site will tie in with and round off the current settlement boundary. It will 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 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, has an existing access in place to an adjacent public road,

**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:**

[Redacted Signature]

**Name:**

James Denholm - Denholm Partnership Architects LLP

**Date:**

30/03/2015

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

From Council

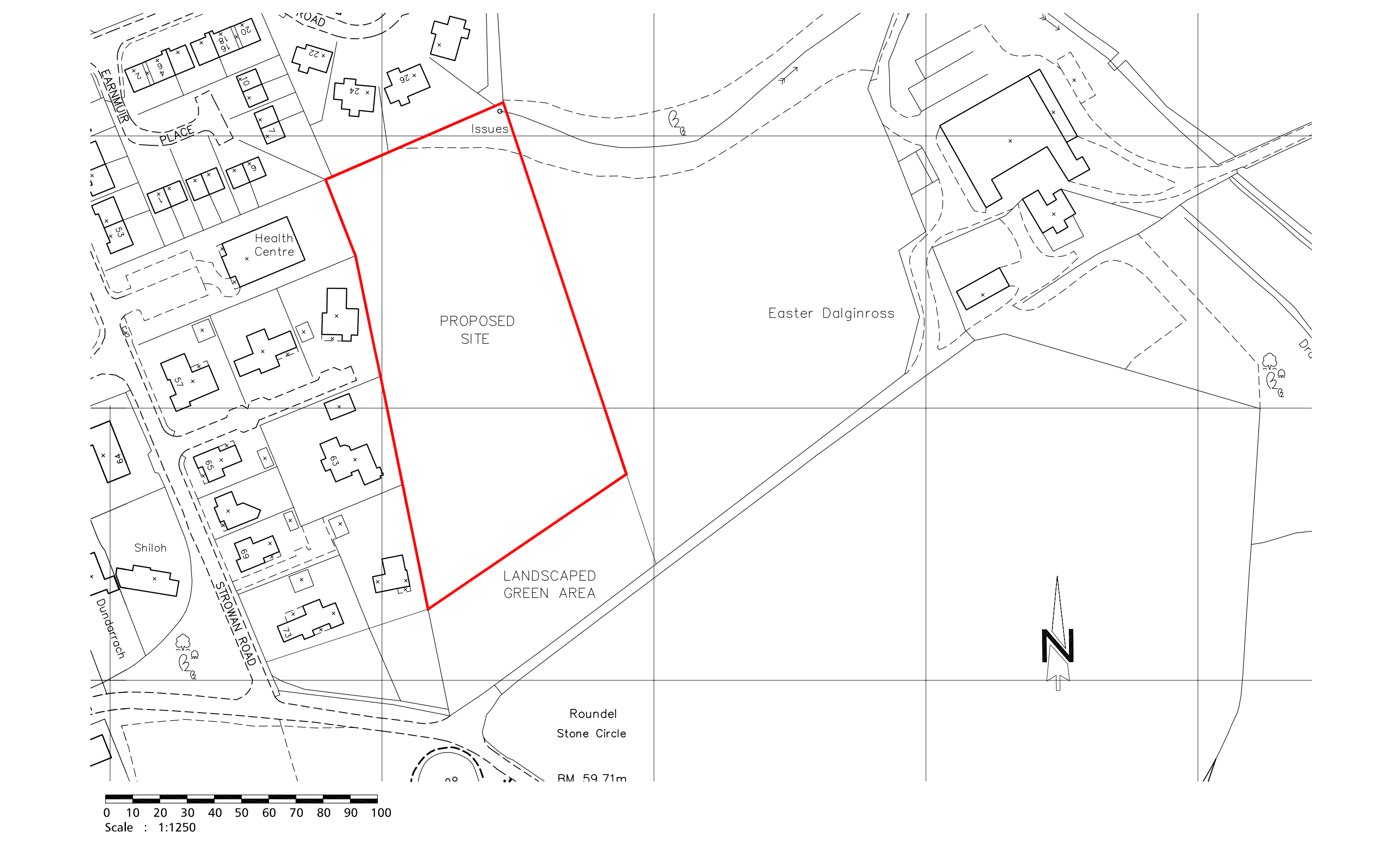
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Completed Submission forms and location plans should be addressed to  
[developmentplan@pkc.gov.uk](mailto:developmentplan@pkc.gov.uk)

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.



NOTES			HEALTH AND SAFETY NOTES			REVISIONS			CLIENT			DRAWING TITLE			<div>DENHOLM PARTNERSHIP ARCHITECTS</div> <div>www.denholmpartnership.co.ukT: (01764) 670899</div>								
Reproduction by permission of Ordnance Survey on behalf of HMSO.© Crown Copyright (Contract year 20 ). All rights reserved. License number 100010137.			SIGNIFICANT RESIDUAL HAZARDS			PRESENT			ACTIONS / NOTES:			James Tainsh						Site Layout Plan					
ALL SIZES TO BE SITE VERIFIED IF IN DOUBT, PLEASE ASK THIS DRAWING IS COPYRIGHT DO NOT SCALE FOR CONSTRUCTION PURPOSES			Asbestos			<input type="checkbox"/>						PROJECT						SCALE			PAPER SIZE		
			Health Hazards			<input type="checkbox"/>						LDP Submission						1.1250			A3		
			Structural Instability			<input type="checkbox"/>						Proposed Site at Strowan Road			JOB NO.			DWG. NO.					
			Ground Conditions			<input type="checkbox"/>						Comrie			4615			P01					
			Contamination			<input type="checkbox"/>						PURPOSE			DRAWN BY			DATE					
			Buried and Overhead Services			<input type="checkbox"/>						LDP			EW			March 2015					
			Underground Structures			<input type="checkbox"/>																	
			Adjacent Activities			<input type="checkbox"/>																	
			Site Restrictions			<input type="checkbox"/>																	
			Other (specify)			<input type="checkbox"/>																	



# 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 MATTHEW"/>
Organisation/ Community Council	<input type="text" value="PPCA LIMITED"/>
Building No./Name	<input type="text" value="13"/>
Address	<input type="text" value="13 HILL STREET"/>
Town/City	<input type="text" value="EDINBURGH"/>
Postcode	<input type="text" value="EH2 3JP"/>
Telephone	<input type="text" value="0131 225 1225"/>
Mobile	<input type="text" value=""/>
Email	<input type="text" value="robin@ppca.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"/>
organisation	<input type="text" value="BEN CHALUM LIMITED"/>	Telephone	<input type="text"/>
Building No./Name	<input type="text" value="C/O AGENT ABOVE"/>	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)

7.7

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 TOMAKNOCK,  
CRIEFF (SEE LOCATION PLAN)  
PH73QH (to north)

**7. Current and Proposed Land Use**

Please describe the current designation and use of the site:

AGRICULTURAL

What land use would you like the site considered for?

PROPOSED USE - RESIDENTIAL, OPEN SPACE AND ASSOCIATED USES (SEE ATTACHED SUBMISSION)

## 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?

SEE ATTACHED SUBMISSION

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

SEE ATTACHED SUBMISSION

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

YES - SEE ATTACHED SUBMISSION

**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.

SITE WILL, IN PART, DELIVER HOUSING LAND REQUIREMENTS IN THE STRATHEARN AREA - SEE ATTACHED SUBMISSION

**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?**

NOT APPLICABLE

**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 KNOWN

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

NO

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

SEE ATTACHED SUBMISSION

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

SEE ATTACHED SUBMISSION

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

SEE ATTACHED SUBMISSION

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

YES TO BOTH

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 - SEE ATTACHED SUBMISSION

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

SEE ATTACHED SUBMISSION

**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.

SEE ATTACHED SUBMISSION

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.

YES - SEE ATTACHED SUBMISSION

SAFEGUARD GREEN INFRASTRUCTURE

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

SEE ATTACHED SUBMISSION

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

PROMOTION OF OPEN SPACE AND LOCAL PATH NETWORK CONNECTIONS - PROTECTION OF WATERCOURSES -  
SEE ATTACHED SUBMISSION

**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.

SEE ATTACHED SUBMISSION

## 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.

NOT APPLICABLE

**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).

SEE ATTACHED SUBMISSION

## 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.

# Ben Challum Ltd Land at South Tomaknock, Crieff



Perth and Kinross Local Development Plan

Call for Sites  
March 2015



**Perth and Kinross  
Local Development Plan**

**Call for Sites  
March 2015**

**Land at South Tomaknock, Crieff**

**PPCA Ltd On behalf of  
Ben Challum Limited**

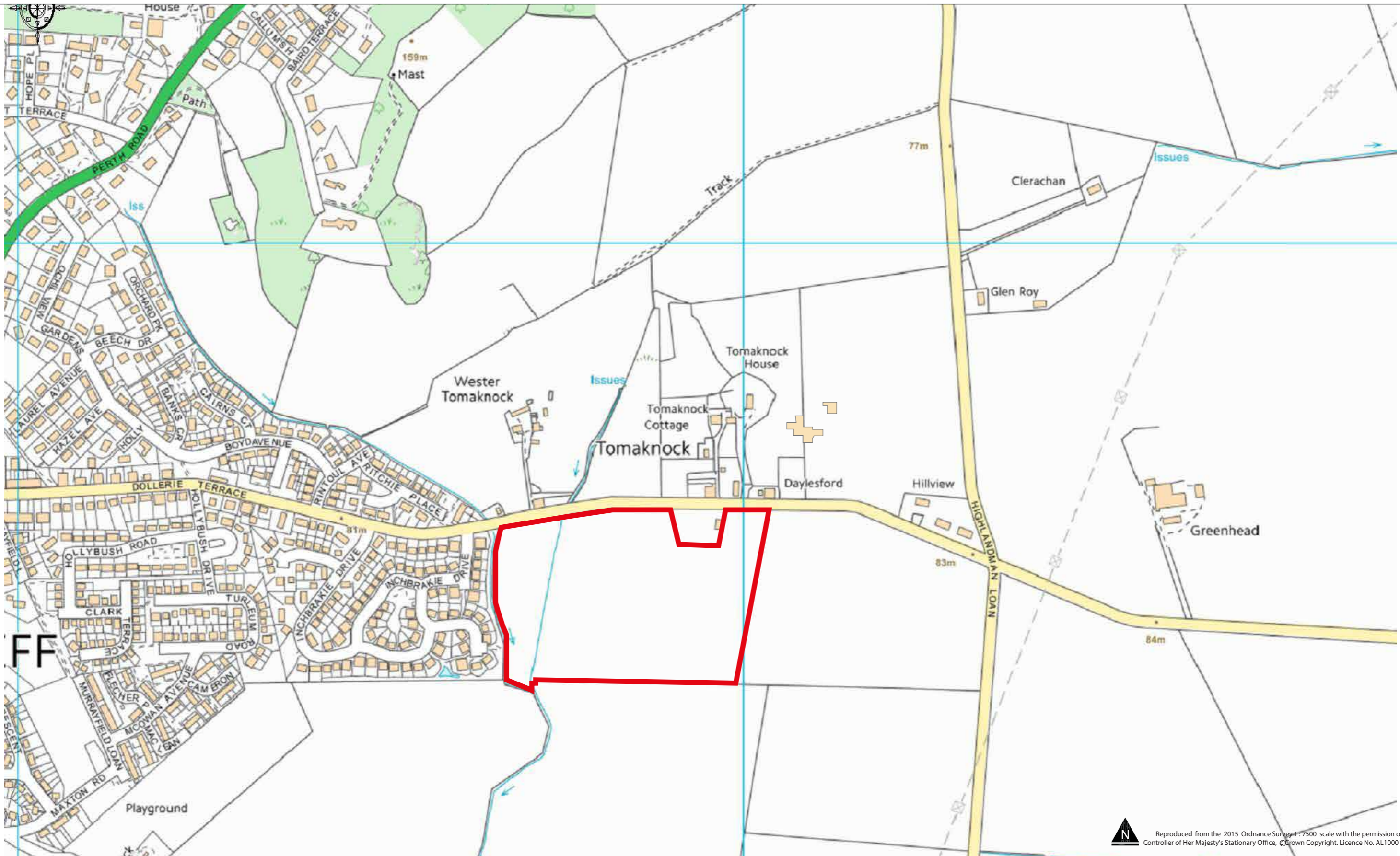
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## 1 Introduction


- 1.1 PPCA Ltd has been instructed by Ben Challum Limited to make a submission to the Perth and Kinross Council call for sites exercise underway as part of its emerging replacement Local Development Plan.
- 1.2 The submission focuses on the promotion of approximately 7.7 hectares of land south of Tomaknock Farm (South Tomaknock) to the east of Crieff for residential development, open space, landscaping and associated uses (see location plan). It is anticipated that the site could accommodate circa 100 residential dwellings in a variety of sizes, types and tenures as part of detailed future development proposals (see indicative development layout).
- 1.3 The submission assesses the site in the context of national, strategic and local land use planning policy and provides a detailed analysis of site characteristics and context. It is contended that the site is wholly sustainable, of a scale appropriate to the size of the settlement, effective as defined in planning advice and deliverable within the time period of the emerging Local Development Plan.



Legend:

 Site Boundary

March 2015  
1432 Ben Challum Ltd



Perth & Kinross Local Development Plan  
Call for Sites - Land at South Tomaknock

scale 1 : 5000 at A3

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## 2 Site Characteristics

- 2.1 South Tomaknock comprises two discrete agricultural fields to the south of Dollerie Road on the eastern approach to Crieff (see photo). To the south and east is agricultural land. To the north is Dollerie Road beyond which is agricultural land that is allocated for residential development in the current adopted Local Development Plan and scattered residential development. To the west is the existing urban edge of Crieff consisting of a modern residential development (see photos).



Photograph 1: Looking west into site



Photograph 2: Looking south from the site



Photograph 3: View along northern boundary

- 2.2 The gross site area is circa 7.7 hectares. It comprises a western field of circa 1.5 hectares that is no longer viable for agricultural purposes and a larger eastern field of circa 6.2 hectares. The fields are separated by a minor open watercourse that runs north south. A second minor open watercourse runs along the western edge of the western field adjacent to the urban edge of Crieff outwith this submission boundary (see photos).
- 2.3 The northern site edge is characterised by a combination of hedgerow planting with dispersed mature trees to the north of the smaller field and post and wire fencing to the north of the larger field (see photos). The western site edge has mature planting along it that creates the edge to the modern residential urban envelope and a post and wire fence. The southern site boundary is open as is the eastern edge and defined variously by low stone walls and post and wire fencing.



Photograph 4: Mature trees & hedgerow on northern edge



Photograph 5: Open watercourse

- 2.4 There is one modern residential dwelling house on the northern boundary of the site south of the main road in a landscape setting (see photo). The site itself slopes gently east to west. The site is accessed via farm tracks to the north off the main road which currently is a 60mph limit. This would be reduced to 30mph as a result of development proposals for the length of the site.



Photograph 6: Looking east along main road



Photograph 7: Site entrance



Photograph 8: Modern house on northern boundary

### 3 Proposed Uses

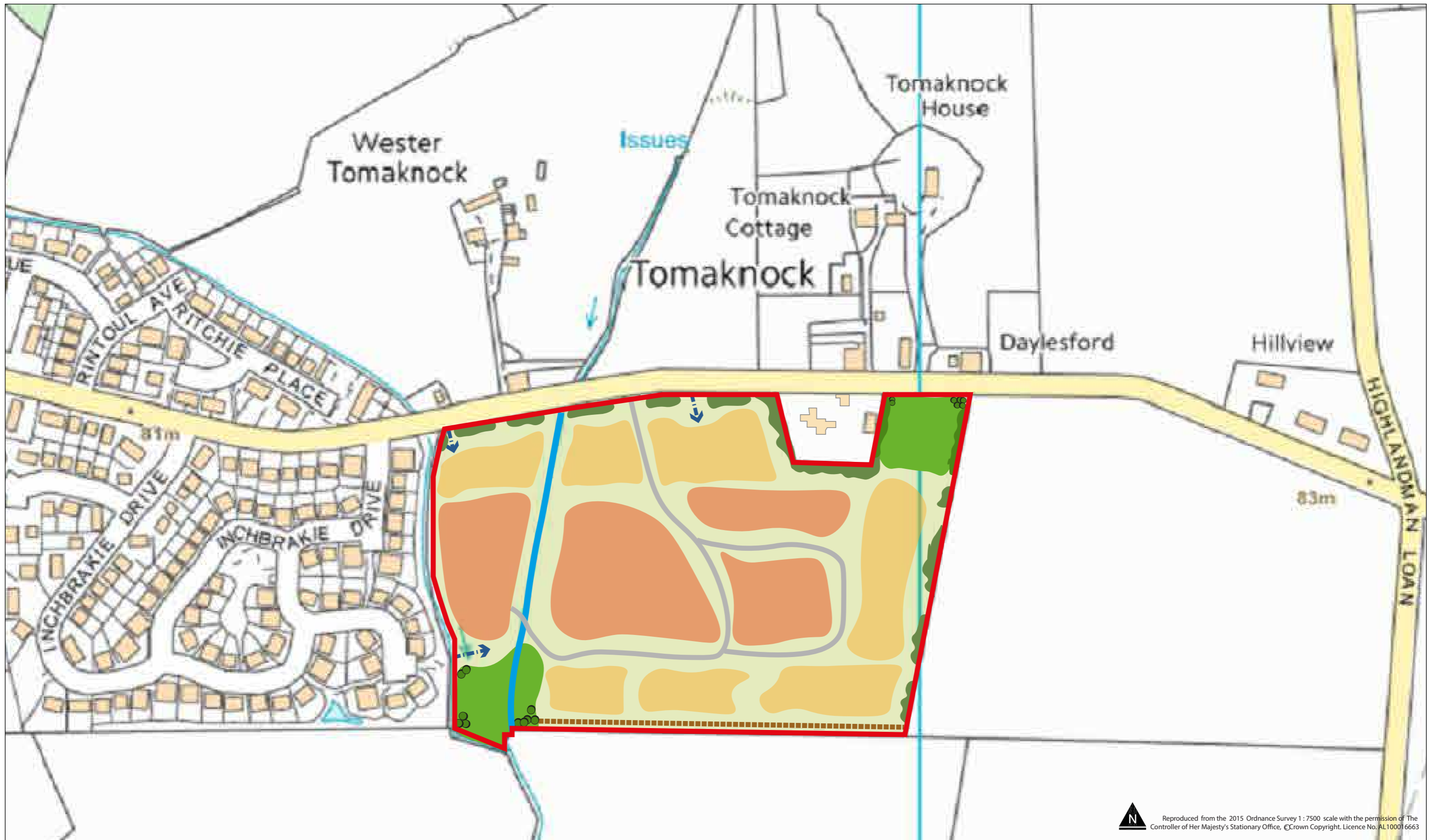
- 3.1 The uses proposed for the site are residential development (circa 100 homes) in a variety of sizes, types and tenures, open space and landscaping (see indicative development layout).
- 3.2 The homes proposed would incorporate 25% affordable housing requirements as set by the Council and would be designed and laid out in keeping with the surroundings respecting the urban edge location of the site and to meet the aims of sustainable development as set out by the Scottish Government.
- 3.3 The principal vehicular access to the larger field would be taken from the main road to the north using the main extant field access. Pedestrian access would be provided from various points to the north along an extended footpath and from Inchbrakie Drive to the west. Pedestrian permeability through the site is considered a priority.
- 3.4 Layout and design would specifically take account of the minor watercourse that traverses the site and would look to retain, enhance and incorporate this as a positive design and environmental feature of future development proposals (see photos).







Photograph 9: Potential pedestrian access link at Inchbrakie Drive



Photograph 10: Potential pedestrian access onto main road



Legend:

- |   |                            |   |                           |   |                 |
|---|----------------------------|---|---------------------------|---|-----------------|
|  | Site Boundary              |  | Landscaped edge           |  | Low stone walls |
|  | Medium density development |  | Pocket Parks              |   |                 |
|  | Higher density development |  | Retained open watercourse |   |                 |
|  | Principle Access           |  | Pedestrian Access         |   |                 |



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March 2015  
1432 Ben Challum Ltd



Perth & Kinross Local Development Plan  
Call for Sites - Land at South Tomaknock

scale 1 : 2500 at A3

- 3.5 Landscaping would build upon the existing mature landscape setting of the site itself. Along the northern and eastern edges it would be the intention to partially screen the site from view in line with the need to maintain a rural / urban transition as one enters Crieff from the east but not to obscure it entirely. The current transition is a smooth one. It would not be the intention to over formalise that or create a specific “gateway” feature “announcing” the new edge of the settlement as this is not considered to be in keeping with the locality. To that end a combination of hedgerow planting interspersed with specimen trees may be appropriate.
- 3.6 Existing planting along the western site boundary would be enhanced without creating a separation between the existing and proposed housing.
- 3.7 The southern boundary is particularly important give long distance views from it. The existing low stone wall is a traditional feature of the area and this would be maintained where possible. Again, screening would be introduced to allow glimpses to and from the development as it takes place.

- 3.8 The proposed layout would take the above into account by delivering a variety of development density across the site. Medium density development would be appropriate along the northern and southern site boundaries to protect the setting of the site. A higher density, possibly similar to that at Inchbrakie Drive, could take place within the site central area.



Photograph 11: Existing development at Inchbrakie Drive

- 3.9 Formal and informal open space provision is considered essential as part of the overall development as it breaks the development up and creates an open buffer area for local residents to enjoy. This has been incorporated into the adjacent housing development (see photo).



Photograph 12: Existing development with open space

- 3.10 Two “pocket parks” are suggested in the indicative layout. The first would be in the southwest corner of the site and incorporate the watercourse as a natural environmental feature. This would serve the western half of the overall development and also act as a natural link to the existing development at Inchbrakie Drive. It retains the open watercourse as a naturally occurring biodiversity element within the site and takes advantage of wider southerly views.
- 3.11 The second park area would be in the northeastern corner of the site to serve the eastern half of the development. This has been located here to specifically contribute to the rural urban transition as one enters Crieff from the east as well as to create a development buffer to the existing dwelling house. It is also located to take advantage of easterly views from the site.
- 3.12 Both parks create the opportunity for pedestrian linkages between existing and new development and an expansion to the local paths network surrounding Crieff. Housing development would be orientated to overlook the park areas in line with good practice on design.
- 3.13 Detailed design proposals would come forward through a site masterplan prepared in support of a future planning application and this would be discussed with the Council as planning authority at an appropriate stage.



## 4 Crieff as a Development Location

- 4.1 Crieff is a significant settlement in the context of Perth and Kinross being one of the largest settlements outwith Perth City itself. It has a population of approximately 7,400 people and has a wide range of community facilities including a community campus, which includes a library and sports facilities and a golf course. Tourist attractions also include glass making and a nearby local distillery. The town centre offers a wide selection of independent shops and services for residents and visitors. The town centre is a Conservation Area and has a number of Listed Buildings within it.
- 4.2 It is a local employment and services hub for its rural hinterland. The Crieff Hydro facility is a major attraction for tourists. The current adopted Local Development Plan acknowledges that Crieff has an important role in the provision of employment and housing land in the local Strathearn area and, as a Tier 2 settlement, has the environmental capacity to expand further in a manner appropriate to its setting.
- 4.3 The growth of the town will be further supported by delivery of a new supermarket and primary school as part of current development proposals. Additional housing and employment land is also proposed in the town.



## 5 Infrastructure and Environment

- 5.1 The following section provides a general assessment of infrastructure and environmental constraints that affect the site.
- 5.2 In terms of education provision the site is served by denominational and non-denominational primary schools and secondary schools. Crieff Primary School (non-denominational) has a spare capacity of 104 pupils at 2013 (source: Scottish Government) with a new primary school being constructed for additional development elsewhere in the town. St. Dominic's RC Primary School is operating at 100% capacity.
- 5.3 Crieff High School (non-denominational secondary school) has a spare capacity of 375 pupils at 2013. St. John's RC Academy (denominational secondary school) has a spare capacity of 255 pupils at 2013. Given the scale of spare capacity in the secondary school estate, it is contended that additional development of the scale proposed in this submission will specifically help boost school rolls and ensure viability.
- 5.4 Appropriate and proportionate contributions directly related to the proposed development will be made to education provision as required.
- 5.5 A Scottish Water Asset Capacity search at March 2015 confirms that there is 130 unit capacity at the Crieff wastewater treatment works and 2,000 unit capacity at Turret Water Treatment works. It is intended that the proposed development site is connected to the public sewer system and appropriate and proportionate contributions would be made to that effect as part of the development process.
- 5.6 From various sources, including the Local Development Plan, Scottish Natural Heritage and Historic Scotland there are no known environmental or built heritage designations that affect the site or would prevent site development.
- 5.7 The SEPA Flood Risk Map shows localised areas at risk of flooding along the two watercourses that cross the site. In order to mitigate this, appropriate watercourse management measures would be put in place to accommodate development requirements and ensure that there is no flood risk to residents or properties.
- 5.8 In terms of public transport provision, Crieff is well served by local and strategic bus services and services pass along the road to the north of the site.



## 6 Site Effectiveness

6.1 The tests of effectiveness for housing allocations are set out in paragraph 55 of Planning Advice Note 2/2010 – Affordable Housing and Housing Land Audits. These are as follows –

- ownership: the site is in the ownership or control of a party which can be expected to develop it or to release it for development. Where a site is in the ownership of a local authority or other public body, it should be included only where it is part of a programme of land disposal;
- physical: the site, or relevant part of it, is free from constraints related to slope, aspect, flood risk, ground stability or vehicular access which would preclude its development. Where there is a solid commitment to removing the constraints in time to allow development in the period under consideration, or the market is strong enough to fund the remedial work required, the site should be included in the effective land supply;
- contamination: previous use has not resulted in contamination of the site or, if it has, commitments have been made which would allow it to be developed to provide marketable housing;

- deficit funding: any public funding required to make residential development economically viable is committed by the public bodies concerned;
- marketability: the site, or a relevant part of it, can be developed in the period under consideration;
- infrastructure: the site is either free of infrastructure constraints, or any required infrastructure can be provided realistically by the developer or another party to allow development; and
- land use: housing is the sole preferred use of the land in planning terms, or if housing is one of a range of possible uses other factors such as ownership and marketability point to housing being a realistic option.

6.2 Addressing each of the above points in turn, with regards to ownership it is confirmed that the site is in the ownership of a party that is willing, and intends, to release the land for residential development and associated uses during the period of the Local Development Plan.



- 6.3 With regards to the PAN requirements on physical constraints it is confirmed that there are no physical constraints of the nature listed in the PAN affecting the site.
- 6.4 There are no known contamination issues within the site nor is there any history of such. The site is greenfield and farmed by the current landowner.
- 6.5 There are no deficit funding issues with regard to the site. It is wholly in private ownership. The landowner will work with the Council to deliver developer contributions such as affordable housing in parallel with mainstream housing development.
- 6.6 The site is wholly marketable. Crieff is a very desirable location in which to live and work. Subject to a grant of planning permission in 2017 post Local Development Plan adoption, first house completions for the site are anticipated in 2018 effective in line with paragraph 55 of the PAN. It is anticipated that the site would be complete within a 3-4 year period.
- 6.7 It is confirmed that that housing is the preferred and principal land use of the land in planning terms. The site could accommodate approximately 100 dwellings of varying size, style and tenure.
- 6.8 With regard to wider known environmental or infrastructure constraints that may affect the suitability of the site for housing and

the potential to deliver house completions over the plan period the following is provided. There are no known environmental issues that would prevent the site from delivering development over the plan period. The site comprises agricultural fields and is not covered by any environmental designation. There are no known infrastructure constraints that would affect the development of the site for residential use. There are no off site road capacity issues that would prevent full site development.



## 7 Planning Policy Context

### National Planning Framework 3 (NPF3)

- 7.1 NPF3, as approved by the Scottish Government, guides Scotland's spatial development for the next 20 years and is a material consideration in Development Plan preparation and planning applications.
- 7.2 The importance of place is highlighted by NPF3 and paragraph 1.6 sets out Scottish Government support for a sustainable, economically active rural area, which attracts investment and supports vibrant, growing communities, is essential to our vision. NPF3 recognises the collective national importance of networks of rural towns and villages. In that context the Scottish Government is committed to safeguarding natural and cultural assets and making innovative and sustainable use of resources. As such, balance is paramount.
- 7.3 The Scottish Government spatial strategy for rural areas provides a vision for sustainable growth and development across rural Scotland. It seeks to encourage appropriate growth and innovation.
- 7.4 NPF3 expects the population of Scotland to grow to 5.78 million persons by 2032. Growth is expected to be highest in a number of areas including Perth and Kinross. Paragraph 2.5 of NPF3 notes that the Scottish Government wants to see a significant increase in house building in coming years to ensure housing requirements are met across the country. It notes the need for flexibility in housing delivery and that the planning system should focus its efforts particularly on areas where the greatest levels of change are expected and where there is pressure for development. Perth and Kinross Council is one such area and Crieff is a highly marketable location in that context.
- 7.5 NPF3 notes that rural areas support a number of economic sectors, including tourism, food and other primary industries. Growth and investment in these sectors relies on environmental quality, infrastructure and the sustainable use of natural resources. Increased population growth will be vital to sustain many rural communities. 2010-based household projections for local authorities show significant growth between 2010 and 2035 in more accessible rural areas such as Perth and Kinross. Making local housing available for local people helps retain population and jobs in rural areas. The Scottish Government wants to see towns such as Crieff strengthened and diversified.



7.6 Crieff is one of the largest towns of the Perth and Kinross area outwith Perth itself. At 2012 it had an estimated population of 7,430 persons (source: Scottish Government). It acts as a major services hub for the local area, as confirmed in the Council Development Plan, as well as a national tourist destination and key tourism asset due, in part to facilities such as Crieff Hydro and local whisky distilleries. It forms part of the hierarchy of settlements within the Council area and is a significant contributor to the local economy. It has a wide range and choice of local facilities and services that combined and in line with Scottish Government policy above, result in a vibrant local community.

7.7 Crieff is a sustainable and marketable location for new housing development with the environmental and infrastructure capacity to expand. As such, new housing development in Crieff is both supported and encouraged in principle by NPF3.

### **Scottish Planning Policy**

7.8 Scottish Planning Policy, published in 2014, set out national planning policies which reflect Scottish Ministers' priorities for operation of the planning system and for the development and use of land in Scotland. In line with NPF3 it promotes sustainable

economic growth and a presumption in favour of development that contributes to sustainable development.

7.9 Scottish Planning Policy notes that by locating the right development in the right place, planning can provide opportunities for people to make sustainable choices and improve their quality of life. Well-planned places promote wellbeing, a sense of identity and pride, and greater opportunities for social interaction. Planning therefore has an important role in promoting strong, resilient and inclusive communities. Delivering high-quality buildings, infrastructure and spaces in the right locations helps provide choice over where to live and style of home, choice as to how to access amenities and services and choice to live more active, engaged, independent and healthy lifestyles. These aims will be paramount in the delivery of new residential development at Crieff.

7.10 Scottish Planning Policy commits to facilitating new housing development and increasing the supply of housing through provision of a generous land supply.

7.11 Paragraph 75 of Scottish Planning Policy notes the need for the Development Plan system to encourage rural development that supports prosperous and sustainable communities and businesses whilst protecting and enhancing environmental quality. Plans should make provision for most new urban development to take



place within, or in planned extensions to, existing settlements. This is directly applicable to the site that is proposed through this submission to the east of Crieff. Crieff is a highly sustainable stand alone settlement with local services and amenities.

- 7.12 Scottish Planning Policy prioritises high quality design and layout in its aim for sustainable economic growth. The planning system has a significant role in supporting sustainable economic growth in rural areas. By taking a positive approach to new development, planning authorities can help to create the right conditions for rural businesses and communities to flourish. The aim should be to enable development in all rural areas which supports prosperous and sustainable communities whilst protecting and enhancing environmental quality.
- 7.13 Development Plans should promote economic activity and diversification in all small towns and rural areas. Development that provides employment or community benefit should be encouraged.
- 7.14 The proposed use of the site promoted for housing at Crieff meets the requirements of Scottish Planning Policy and will increase the choice of housing sites in the area coming through the emerging Local Development Plan. It will create / retain and support local employment as part of the construction phases of the proposed development site and increase the local jobs pool for local

employers in the area through an influx of new residents. It will bring wider community benefit through the delivery of integrated affordable housing and the provision of local community facilities such as formal open space.

### **TAYPlan Strategic Development Plan**

- 7.15 The Strategic Development Plan for the Perth & Kinross Council area – TAYplan – was approved by Scottish Ministers in June 2012 and covers the period to 2032. It sets out a strategic level development strategy and overall housing requirements for the three constituent planning authorities (City of Dundee, Angus and Perth & Kinross Councils). Local Authority Local Development Plans must be consistent with its content.
- 7.16 The spatial strategy of the Plan seeks to achieve a balance between economic and housing growth and environmental protection. The Plan aims to deliver an effective supply of land for housing and employment. It looks to promote and enhance places and landscapes as economic drivers and tourist destinations; and, support the region's town centres as accessible business and service locations.



- 7.17 It further seeks to promote prosperous and sustainable rural communities that support local services, including the provision of additional housing and related development proportionate to local need, available infrastructure and environmental capacity. The Plan looks to locate most of the region's development in principal settlements to improve accessibility to jobs and services; reduce resource consumption and reduce the need to travel by car.
- 7.18 Importantly, the Plan gives priority to a design led approach to development and seeks to include resources efficiency and adaptability, a mix of uses and facilities and provision of green space, water course and infrastructure networks.
- 7.19 Policy 1 of TAYPlan identifies Crieff as a Tier 2 settlement in this context. It states that "Tier 2 settlements have the potential to make a major contribution to the regional economy but will accommodate a smaller share of the region's additional development."
- 7.20 It adopts a sequential approach to land release for development in principal settlements, prioritising land within settlements followed by edge of settlement and, lastly, expansion of other settlements
- 7.21 It promotes quality of place. Policy 2 requires that new development integrates with existing community infrastructure, transport and land use. It seeks to ensure that the arrangement, layout, design, density and mix of development and its connections are the result of understanding, incorporating and enhancing present natural and historic assets.
- 7.22 Strategic Development Plan policy 5 sets out housing land requirements. It states the requirement to allocate land which is effective or capable of becoming effective to meet the housing land requirement up to year 10 from the predicted date of adoption, ensuring a minimum of 5 years effective land supply at all times, and work towards the provision of a 7 years supply of effective housing land by 2015, to support economic growth. Land should be allocated within each Housing Market Area through Local Development Plans to provide an effective and generous supply of land to assist in the delivery of in the order of 26,000 units up to year 2024 across TAYplan.
- 7.23 The Strategic Development Plan notes, importantly, that in the period 2024 to 2032 in the order of 17,400 units may be required. To assist the delivery of these build rates, Local Development Plans shall allocate sufficient land to ensure a generous supply of effective housing sites and to provide for flexibility and choice. In the Strathearn Housing Market Area, the Strategic Development Plan expects 130 housing completions per annum.



7.24 The Policy seeks 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, including the provision of an appropriate level of affordable housing based on defined local needs. Local Development Plans (where applicable) will need to set affordable housing requirements for or within each housing market area.

7.25 From the above, Crieff is supported in the Strategic Development Plan as a location in which to allocate land to meet the housing requirements set out above. The settlement is of a scale that can accommodate additional development. The scale of the development proposed through this submission is wholly in keeping with the character of the settlement and complies with the policy framework and expectations set out in the Strategic Development Plan. As noted elsewhere the site is wholly effective and will deliver housing completions within the early period of the Strategic Development Plan timeframe.

### **Perth and Kinross Local Development Plan**

7.26 The Perth and Kinross Local Development Plan was adopted on 3<sup>rd</sup> February 2014. It prioritises development in and around Perth City but states that this will be complemented by development

focused on the burghs of Kinross, Aberfeldy, Pitlochry, Crieff, Auchterarder and Blairgowrie with increased prosperity in the smaller towns, villages and rural communities.

7.27 To that effect, the Local Development Plan allocates land for between 100 and 120 houses at West Tomaknock, immediately north of the site that is the subject of this submission. It makes further allocations for residential, mixed use including residential, employment and a new primary school within the settlement. It notes that planning permission has been granted for a supermarket at Broich Road. This proposal serves an identified need in the town and will reduce the need to travel to Perth.

7.28 The town clearly has the environmental capacity to expand and is significant in the settlement hierarchy established by the Development Plan.

7.29 Proposal H57 – West Tomaknock allocates 10.6 hectares of land due north of the call for sites submission for approximately 100-120 residential dwellings. The Local Development Plan requires provision of a masterplan and notes that appropriate landscaping requirements, including a woodland strip, will reduce its developable area to 6.4 ha. The Local Development Plan expects a mix of housing types and sizes including low cost housing, biodiversity enhancement and public access. Any submissions



must be accompanied by a Flood Risk Assessment and Transport Assessment and possible archaeological investigation.

- 7.30 The site proposed through this submission is outwith the urban boundary of Crieff but is considered wholly complementary to the allocation made in the current adopted Local Development Plan at West Tomaknock. The physical extent of expansion to the settlement edge proposed essentially duplicates that allocated to the north. The environmental conditions are broadly similar. The area proposed for development as part of this submission is smaller in extent than that allocated and this is reflected in the smaller limit on housing development as part of a wider landscaped site incorporating open space.
- 7.31 Together, the sites would offer the opportunity to create a new, high quality landscaped and traffic calmed entrance to the settlement on its eastern approach. Landscaping forms a fundamental element of proposals for this call for sites submission and it is essential that the rural – urban transition as one enters Crieff is retained by development proposals.



## 8 Conclusion

- 8.1 In conclusion, approximately 7.7 hectares of land is proposed for residential development (approximately 100 dwellings) incorporating landscaping and public open space at South Tomaknock to the east of Crieff as part of the Perth & Kinross Council call for sites exercise for its emerging Local Development Plan.
- 8.2 The site in question is of a scale appropriate to Crieff settlement and complements the existing residential development allocation to the north. Crieff is of a scale appropriate to accommodate such development. The proposed development site is sustainable and deliverable in line with Scottish Government policy and advice and will contribute to meeting the housing requirement for the wider Council area over the next five years.
- 8.3 The principle of development on this site is supported by national, strategic and local planning policy. As such, it is respectfully requested that Perth & Kinross Council identify this site as a preferred location for new residential development in its emerging Local Development Plan.



# 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="Claire Coutts"/>
Organisation/ Community Council	<input type="text" value="Ryden LLP"/>
Building No./Name	<input type="text" value="25"/>
Address	<input type="text" value="Albyn Place"/>
Town/City	<input type="text" value="Aberdeen"/>
Postcode	<input type="text" value="AB10 1YL"/>
Telephone	<input type="text" value="01224 588866"/>
Mobile	<input type="text"/>
Email	<input type="text" value="claire.coutts@ryden.co.uk"/>

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

Name	<input type="text"/>
Organisation	<input type="text" value="Stewart Milne Homes"/>
Building No./Name	<input type="text" value="Osprey House"/>
Address	<input type="text" value="Mosscroft Avenue&lt;br/&gt;Westhill Business Park&lt;br/&gt;Westhill"/>
Town/ City	<input type="text" value="Aberdeenshire"/>
Postcode	<input type="text" value="AB32 6JQ"/>
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"/>
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.

North-west Kirkton, Auchterarder

**7. Current and Proposed Land Use**

Please describe the current designation and use of the site:

The site is located within the Perth and Kinross Local Development Plan and the Auchterarder Development Framework for employment land. The employment land forms part of a larger designation identified for 625 houses for which planning permission has been granted.

What land use would you like the site considered for?

An alternative, more appropriate location has been identified for employment land in Auchterarder in the Perth and Kinross Local Development Plan. This is in accordance with the Development Framework and this land is to be brought forward instead of the proposed 4.0 ha site at north-west Kirkton.

The land at north-west Kirkton is therefore no longer required for employment uses and should be identified for alternative uses. It is considered that a residential development would be compatible with the surrounding uses and is the most appropriate alternative use for the site.

## 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 provision of appropriate family housing, including affordable housing supports the objective to "give every child the best start in life"

Investment in infrastructure and employment opportunities during construction promotes a "prosperous, inclusive and sustainable economy"

Development of the site will provide an attractive, welcoming, safe and secure environment. It will also result in a high quality, safe and secure neighbourhood designed with the principles of "designing out crime" in mind. The development of the site will encourage energy efficiency through the promotion of siting, form, orientation and the layout of the buildings to realise the benefits of solar energy, passive solar gain, natural ventilation and natural lighting. Construction will meet the requirements of Scottish Building Standards and will meet the target CO2 emission reduction rates (TER) as required by SPP. This supports the objective of "creating 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 proposal will provide approximately 100 new houses, including affordable housing, along with strategic landscaping on a site which is identified for development in the Perth and Kinross Local Development Plan and Auchterarder Development Framework.

The developer will also contribute to community facilities through Planning Obligations if required in line with Circular 3/2012.

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

No, however, it will create employment opportunities during the construction phase.

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

The proposal will not result in the net loss of any employment land as an alternative, more appropriate employment site has been allocated in the Perth and Kinross Local Development Plan instead of this site. This complies with the Auchterarder Development Framework. There is therefore no loss of employment land, only a change to its location.

**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 lies within the Strathearn area which has a current requirement in the Approved Strategic Development Plan for 130 houses per annum. These figures have been revised in the new Strategic Development Plan. Although this has not yet been approved, the Main Issues Report identifies a greater rate of house building in the Strathearn area with 135-150 homes required per annum. In addition to this, the fact that Perth and Kinross Council are only looking for potential sites in certain areas, of which Strathearn is one, indicates that there is a potential land supply issue in this area.

Auchterarder is a principal settlement within the Strathearn area and should therefore be identified for additional housing to meet the increase in housing requirements. It is already part of an allocated LDP site, is adjacent to existing development and can make efficient use of infrastructure being put in place as part of the ongoing development on the allocated site. It is therefore a logical location for further housing development.

**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 has taken place on the site, however, it is part of a larger allocated housing site in the Perth and Kinross Local Development Plan and the Auchterarder Development Framework. Employment use is considered to be more suitable elsewhere in the settlement, as agreed with Perth & Kinross Council, which would allow this site to be developed for alternative uses. Given that the development potential has been firmly established through this process, and the adjoining land is residential, it is a logical location for further residential development.

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

No

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

The proposal for housing is fully compatible with the neighbouring residential uses on the allocated site which this site forms part of. There is also residential development located to the south of the site.

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

The surrounding character of the area was fully assessed when it was allocated through the Auchterarder Expansion Development Framework and through the previous Local Development Plan process.

The site lies to the north west of an established settlement and any new housing will be seen in the context of existing built development. Strategic landscaping will be provided to mitigate any impact of new development and help integrate the site in the landscape.

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

The site lies adjacent to the A824 and access can be taken directly onto this road. Existing public transport can be accessed from this location. New road infrastructure adjacent to the site has been designed to accommodate a bus service. Paths within and adjacent to the site, will promote cycling to and from the site.

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

The development of the site will encourage energy efficiency through the promotion of siting, form, orientation and the layout of the buildings to realise the benefits of solar energy, passive solar gain, natural ventilation and natural lighting.

**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.**

Capacity was investigated as part of the Auchterarder Expansion Development Framework process. Additional water and waste water capacity will be provided through that development and it is understood that this can be utilised for the proposed site also.

It is understood that gas, telephone and electricity can be provided to the proposed development.

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

The proposed site lies adjacent to the A824 which leads to the A9.

Access to the rail network can be gained at Gleneagles Railway Station which is approximately 3km south of Auchterarder. This can be accessed via the A824 and then 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.

As part of the development of the residential site adjacent, junction improvements to the A9 as well as local road network improvements are to be carried out. This will ensure capacity exists for further development on the proposed site and would make efficient use of this investment in infrastructure.

#### 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 was fully investigated as part of the Auchterarder Expansion Development Framework which provides details. There are no constraints to development.

SAFEGUARD GREEN INFRASTRUCTURE

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

The landscape character of the area will be altered through the development of the allocated site. New development will be seen in the context of that development and landscaping will be provided to mitigate any impact.

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

The formation of new footpaths will connect the site with any green networks adjacent to it. The provision of strategic landscaping will provide a green network through the site ensuring it blends in with the surrounding 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.

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.

**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 under the control of the developer who has been involved with the adjacent housing designation. They are committed to the delivery of further housing land to complement their existing development and to help deliver the housing requirements for the area as identified in the Strategic Development Plan.

## 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 REPORT FOR  
LAND AT KIRKTON,  
AUCHTERARDER**

**On Behalf of  
Stewart Milne Homes North  
Scotland Ltd**

**31 March 2015**

**Ryden Property Consultants  
25 Albyn Place  
Aberdeen  
AB10 1YL  
Tel: 01224 588866  
Fax: 01224 589669**

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## 1.0 INTRODUCTION

- 1.1 This development bid is submitted on behalf of Stewart Milne Homes North Scotland Limited who have an interest in land at Kirkton, lying within the Auchterarder expansion area.
- 1.2 The extant Perth and Kinross Local Development Plan was adopted on 3 February 2014, however, Perth and Kinross Council are now preparing the LDP2 to replace this to ensure there is an adequate supply of land for various uses. As part of their pre-MIR consultation, Perth and Kinross Council are looking for potential sites for development to be identified. This bid therefore responds to that invitation
- 1.3 Stewart Milne Homes North Scotland Limited are part of the Stewart Milne Group, founded in Aberdeen in 1975. Since that time the company has grown to become one of the UK's leading privately owned house builders. The company has a commitment to enterprise and innovation meshed with traditional value for quality services. Stewart Milne Homes are currently building houses across the North East of Scotland, Tayside, the Central Belt and the North West of England. In Perthshire they are currently building in Auchterarder, Crieff and Blairgowrie.

## 2.0 SITE DESCRIPTION AND PROPOSALS

- 2.1 The land at Kirkton extends to 4.0 ha and is currently in agricultural use. The site lies to the extreme north east of the settlement encompassed within the Auchterarder expansion area for which a Masterplan has been approved. The site is known locally as "Pow Hillock" and is located on the main approach to Auchterarder from the north as shown in Figure 1 below.

**Figure 1: Photographs of the "Pow Hillock"**





involving representatives from local community organisations and a consortium of developers. A draft Masterplan was published in December 2005 and following consultation and adjustment thereafter, the finalised Auchterarder Expansion Development Framework was submitted in February 2008. This was subsequently approved by the Enterprise and Infrastructure Committee on 26 March 2008.

- 3.2 The Development Framework identified the 4 hectare bid site for employment land, as required by the Strathearn Area Local Plan. However, the consortium identified a number of concerns with the location of the employment land including; the visual impact on the approach to Auchterarder; the topography of the site being unsuitable for employment uses; and the need for a dedicated road access which creates difficulties in terms of the timing of the delivery of the employment land in relation to the housing.
- 3.3 The demand for employment land was always considered weak. Planning Officers acknowledged that there were difficulties with the location of the employment land and suggested that if the consortium were to put forward an alternative site within the town to accommodate some or all of the 4 hectares required, this could be considered favourably providing that the alternative site was in a location which would be acceptable to the Council. The Report to Committee on 26 March 2008 acknowledged that this could be the subject of an amended Development Framework or dealt with through a planning application.
- 3.4 Through the Perth and Kinross Local Development Plan process, an alternative employment site (E25) was identified to the south east of the settlement. This was brought forward as a better option than the site at Kirkton identified in the Auchterarder Development Framework. This site was considered to be more suitable for employment development in topographical terms, it was deliverable earlier, has less visual impact and a larger developable area. The land at Kirkton is therefore identified within the Development Framework, but is not appropriate for employment development. As a result, an alternative use should be considered.
- 3.5 It was acknowledged that the relocation of the employment site may allow an increased number of houses to be delivered on the Kirkton site, however, it was not considered to be appropriate within the life of the 2014 Local Development Plan. It is therefore now appropriate to identify this land for residential development as part of the LDP2 and this bid seeks that identification.

#### **4.0 SCOTTISH PLANNING POLICY**

- 4.1 Scottish Planning Policy is a statement of Scottish Government policy on how nationally important land use planning matters should be addressed. It advises that planning should take a positive approach to enabling high quality development and making efficient use of land to deliver long term benefits for the public while protecting and enhancing natural and cultural resources.
- 4.2 Paragraph 28 highlights that the planning system should support economically, environmentally and socially sustainable places by enabling development that balances the costs and benefits of a proposal over the longer term. The aim is to achieve the right development in the right place. This means making efficient use of existing capacities of land and infrastructure and supporting the delivery of accessible housing.
- 4.3 Paragraph 40 deals with this further and requires decisions to be guided by the principle of optimising the use of existing resource capabilities, particularly by coordinating housing with infrastructure investment. Also, locating development where investment in growth or improvement would have most benefit for the amenity of local people and the vitality of the local community.
- 4.4 Planning should support development that demonstrates the 6 qualities of a successful place. One of these qualities is how resource efficient it is. This is development that re-uses or shares resources and maximises efficiency. This can mean denser development that shares infrastructure with adjacent sites.
- 4.5 Paragraph 109 deals with enabling the delivery of new homes and states that house building makes an important contribution to the economy. Planning can help to address the challenges facing the housing sector by providing a positive and flexible approach to development. In particular, provision of new homes should be made in areas where economic investment is planned. The planning system should therefore have a sharp focus on the delivery of allocated sites.
- 4.6 SPP promotes sustainable transport and active travel. As a result, the planning system should support patterns of development which optimise the use of existing infrastructure, reduce the need to travel; and provide safe and convenient opportunities for walking and cycling for both active travel and recreation, and facilitate travel by public transport.

## 5.0 DEVELOPMENT PLAN CONSIDERATIONS

- 5.1 The extant Development Plan comprises the TAYplan approved by Scottish Ministers on 8 June 2012 along with the Perth and Kinross Local Development Plan which was approved on 3 February 2014.
- 5.2 The TAYplan identifies a requirement for 130 homes per year in the Strathearn area, within which Auchterarder lies. The Perth and Kinross Local Development Plan translates this to a housing land requirement of 1,820 houses between 2010 and 2024. Paragraph 8.1.10 identifies the completions, effective land supply at 2011, windfall sites at 10% of the housing land requirement to reach a figure of 265 additional allocations required through the Perth and Kinross Local Development Plan.
- 5.3 The Local Development Plan seeks to concentrate the majority of new development in the principal settlements of Crieff and Auchterarder. However, it highlights that Auchterarder has a significant supply of effective housing land which is more than adequate to meet demand. Therefore the majority of residential development sites are identified in Crieff. We have argued through previous representations that more allocations should go to Auchterarder than Crieff due to strategic transport links and greater levels of demand.
- 5.4 The TAYplan is currently under review and the Main Issues Report published in April 2014 states that more homes are needed for the future in the TAYplan area and concluded a total need and demand equivalent to 2,200 new homes per year between 2016 and 2032. This prompted a need to consider changes to policy which covers the scale of new housing and the arrangements for bringing forward sufficient land to achieve this.
- 5.5 The TAYplan Main Issues Report therefore considers two options for the level of new house building to plan for. Option One requires 41,700 homes over the plan period and considers 135 homes per year in the Strathearn Area with Option Two requiring 44,000 homes over the plan period, increasing the Strathearn Area requirement to 150 homes per year. The Proposed TAYplan, approved by Area Committees for publication in May, specifies a housing supply of 135 average yearly building rates. This will require a higher rate of residential development over and above what has been allocated through the current Local Development Plan and as a result, dictate that additional land is allocated for housing in the area. Stewart Milne Homes intend to object to this proposed housing target figure in due course.

## **6.0 SERVICES**

- 6.1 The service and infrastructure requirements for the Auchterarder Expansion Area are fully addressed through the Development Framework, approved as supplementary planning guidance.

## **7.0 DEVELOPMENT JUSTIFICATION**

- 7.1 The development potential of site has been firmly established through the Perth and Kinross Local Development Plan and the Auchterarder Expansion Development Framework which identified the site as suitable for employment development. The merits of employment use on the site have been thoroughly debated and an alternative, more suitable employment site has now been identified to the south east of Auchterarder. As a result, the site at Kirkton is no longer required for employment uses and should be identified for alternative uses.
- 7.2 The Reporter at the Perth and Kinross Local Development Plan concluded that the relocation of the employment land may allow an increased number of houses to be delivered within Development Framework Site 2 but this would be up to future Local Development Plan processes to identify this site. This is supported by the extant Perth and Kinross Local Development Plan and this bid seeks the identification of residential uses on that part of the site.
- 7.3 The site lies within the Strathearn Area which has a current requirement in the Approved Strategic Development Plan (TAYplan) for 130 houses per annum. These figures have been revised in the new Strategic Development Plan Main Issues Report which identifies a greater rate of house building in the Strathearn Area with 135-150 houses per annum identified.
- 7.4 Auchterarder is a principal settlement in the Strathearn Area and is an ideal location to absorb some of the additional housing land requirements identified. Although the extant Local Development Plan states that there is an adequate supply of housing land in Auchterarder, this should be reviewed in light of the increase in housing land required and the capacity that exists on the Kirkton site through the alternative employment site that has now been identified.
- 7.5 This is an allocated site with residential development currently taking place adjacent and it is logic that any new allocations should be directed to this site where capacity exists for additional development. Housing on this site would make efficient use of the infrastructure and investment currently being

undertaken at that location. This complies with the principles of creating a successful place endorsed by SPP, as it will demonstrate resource efficiency by sharing existing infrastructure with the adjacent site.

- 7.6 The bid site is a logical location for further residential development which would be entirely compatible with the surrounding residential uses of the site and would present a more pleasing aspect on the main approach to Auchterarder. The identification of this site for housing would certainly achieve the aim of the right development in the right place as promoted through SPP.
- 7.7 The location of the site can make efficient use of the existing transport networks available and can be accessed by a range of transport modes, including public transport. Further residential development on this site would therefore reduce the need to travel by private car and provide safe and convenient opportunities for walking and cycling in line with SPP.

## **8.0 CONCLUSIONS**

- 8.1 The principle of development at Kirkton has been firmly established through the extant Development Plan and the Auchterarder Expansion Development Framework which forms supplementary planning guidance. An alternative employment site has now been identified, which means that this site is no longer required for such uses. An alternative use should therefore be identified.
- 8.2 It is considered that the most appropriate alternative use is housing, which would be entirely compatible with the adjoining uses and present a pleasing aspect on the main approach to Auchterarder. Residential development would result in the development of an allocated site and would make efficient use of the infrastructure and investment that has been made on the adjoining land.
- 8.3 Auchterarder is a principal settlement in the Strathearn Area. As the site is already allocated, it is a logical location for additional housing land to meet the increase in housing land required for the Strathearn area as identified in the SDP Main Issues Report published in April 2014.
- 8.4 On the basis of the foregoing, Stewart Milne Homes North Scotland Ltd request that favourable consideration be given to the identification of residential development on the land at Kirkton which was previously identified for employment uses.



# 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="Claire Coutts"/>
Organisation/ Community Council	<input type="text" value="Ryden LLP"/>
Building No./Name	<input type="text" value="25"/>
Address	<input type="text" value="Albyn Place"/>
Town/City	<input type="text" value="Aberdeen"/>
Postcode	<input type="text" value="AB10 1YL"/>
Telephone	<input type="text" value="01224 588866"/>
Mobile	<input type="text"/>
Email	<input type="text" value="claire.coutts@ryden.co.uk"/>

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

Name	<input type="text"/>
Organisation	<input type="text" value="Stewart Milne Homes"/>
Building No./Name	<input type="text" value="Osprey House"/>
Address	<input type="text" value="Mosscroft Avenue&lt;br/&gt;Westhill Business Park&lt;br/&gt;Westhill"/>
Town/ City	<input type="text" value="Aberdeenshire"/>
Postcode	<input type="text" value="AB32 6JQ"/>
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"/>
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.

Ruthvenvale Mill and adjoining land,  
Abbey Road, Auchterarder

**7. Current and Proposed Land Use**

Please describe the current designation and use of the site:

This brownfield industrial site comprises the former Ruthvenvale Mill and yard areas. Part of the site lies within the settlement boundary and was previously identified as a business and industrial site in the Strathearn Area Local Plan 2001. The employment allocation was removed during the process leading to the adopted LDP and is now white land for the most part.

The site remains a redundant brownfield site. Agricultural fields to the north and south are included in the proposed site.

What land use would you like the site considered for?

It is requested that the old mill site is identified as a brownfield opportunity site for residential development. It is also requested that the settlement boundary is extended to include the greenfield element of the site which is suitable for residential development of around 50 units.

During the 2014 Local Development Plan process, the Council supported, in principle, the re-allocation of the site for housing but not in that plan period, as it was considered at that time that there was an adequate supply of housing land.

## 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 provision of appropriate family housing, including affordable housing supports the objective to "give every child the best start in life". Investment in infrastructure and employment opportunities during construction promotes a "prosperous, inclusive and sustainable economy"

Development of the site will provide an attractive, welcoming, safe and secure environment and improve the derelict nature of the site, bringing a redundant site back into use. It will also result in a high quality, safe and secure neighbourhood designed with the principles of "designing out crime" in mind. The development of the site will encourage energy efficiency through the promotion of siting, form, orientation and the layout of the buildings to realise the benefits of solar energy, passive solar gain, natural ventilation and natural lighting. Construction will meet the requirements of Scottish Building Standards and will meet the target CO2 emission reduction rates (TER) as required by SPP. This supports the objective of "creating 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 proposal will provide a range of houses, including an element of affordable housing together with strategic landscaping on a brownfield site which is redundant and unused. This will bring back into use a site which is partly within the settlement boundary and the surrounding land which is also suitable for development. It will provide a range of family housing where there is considered to be demand.

The developer will also contribute to community facilities through Planning Obligations where appropriate, in line with Circular 3/2012.

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

No, however there will be employment opportunities during the construction phase.

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

Although the proposal was previously identified for business and industrial uses, that designation has since been removed from the Local Development Plan. The site is now currently white land, part of which lies within the settlement boundary. It is considered that the most appropriate use for the site is residential which would be compatible with the predominantly residential uses adjacent to the site.

**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 lies within the Strathearn area which has a current requirement in the Approved Strategic Development Plan for 130 houses per annum. These figures have been revised in the new Strategic Development Plan. Although this has not yet been approved, the Main Issues Report identifies a greater rate of house building in the Strathearn area with 135-150 homes required per annum. In addition to this, the fact that Perth and Kinross Council are only looking for potential sites in certain areas, of which Strathearn is one, indicates that there is a potential land supply issue in this area.

Auchterarder is a principal settlement within the Strathearn area and should therefore be identified for housing to meet the increase in requirements. The site partly lies within the settlement boundary, with the remainder of the site immediately adjacent to the settlement boundary. It forms a logical location for the provision of additional housing in the settlement.

**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.**

The site comprises the former Ruthvenvale Mill and yard areas immediately surrounding it. The site also includes agricultural buildings at East Mill Farm. The remaining land is agricultural fields.

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

No, the existing buildings are not fit for purpose, were derelict and have therefore been demolished.

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

The predominant use of the area has increasingly become residential with the existing disused former mill and yard area no longer compatible with this. The redevelopment of the site would be entirely compatible with the neighbouring uses and would be a logical progression of the residential development that has taken place in recent years. Housing would sit well with these neighbouring uses and bring back into use a redundant brownfield site which is promoted through Scottish Planning Policy.

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

The proposal to develop residential uses on the site would significantly improve this brownfield site to the benefit of the character of the surrounding area in line with Scottish Planning Policy. The element of greenfield development would be seen in this context and effectively round off the settlement boundary and form a logical expansion of Auchterarder within the confines of the A9 to the south and the Ruthven Water to the north.

The proposal would provide an attractive residential development in a riverside setting with provision for a range of house types, including affordable housing.

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

Access to the site would be taken from Abbey Road which leads to the A824 where public transport provision can be found. The site also lies adjacent to the A9 which provides access to Gleneagles Railway Station and the main cities of Perth and Stirling.

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

The development of the site will encourage energy efficiency through the promotion of siting, form, orientation and the layout of the buildings to realise the benefits of solar energy, passive solar gain, natural ventilation and natural lighting.

**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 specifically for this site, however, it is understood that capacity exists within the utility network. Also, given the brownfield nature of the site, within and adjacent to the settlement boundary, any extension of utilities required to service the site could be carried out with the minimum of inconvenience.

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

Access to the site would be taken from Abbey Road which leads to the A824 where public transport provision can be found. The site also lies adjacent to the A9 which provides access to Gleneagles Railway Station and the main cities of Perth and Stirling, where further rail services can be accessed.

**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.

As part of residential development previously granted to the north of Auchterarder, junction improvements to the A9 as well as local road networks has been carried out. This will enhance access to the site and ensure capacity is available for further development in the town. It would make efficient use of this investment in infrastructure if further residential development was delivered in tandem with those improvements.

#### 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.

A Noise Impact Assessment would also be provided to establish if any mitigation is required as a consequence of the proximity of the A9 trunk road. A Flood Risk Assessment (FRA) has been carried out for the site with no risk of flooding identified. The FRA report is appended to this submission.

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

The proposal will enhance the landscape character of the area by providing a residential development in a landscaped network. This will significantly improve the character of the area, which is currently a disused brownfield site. A strategic landscape would be provided along the top of embankment adjacent to the A9 to to mitigate landscape and visual impacts of the development.

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

Open space, with public access would be provided along the banks of the Ruthven Water leading to 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.

**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.

**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 under the control of a developer who is developing to the north of Auchterarder, so they are well established in the town. They are committed to the delivery of further housing land to complement their existing development and to help deliver the housing requirements for the area as identified in the Strategic Development Plan.

## 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 REPORT FOR  
LAND AT RUTHVENVALE MILL,  
ABBAY ROAD, AUCHTERARDER**

**On Behalf of  
Stewart Milne Homes North  
Scotland Ltd**

**31 March 2015**

**Ryden Property Consultants  
25 Albyn Place  
Aberdeen  
AB10 1YL  
Tel: 01224 588866  
Fax: 01224 589669**

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## **1.0 INTRODUCTION**

- 1.1 This development bid is submitted on behalf of Stewart Milne Homes North Scotland Limited who have an interest in the former Ruthvenvale Mill and the adjoining land of East Mill Farm and its associated buildings.
- 1.2 The extant Perth and Kinross Local Development Plan was adopted on 3 February 2014, however, Perth and Kinross Council are now preparing the LDP2 to replace this to ensure there is an adequate supply of land for various uses. As part of their pre-MIR consultation, Perth and Kinross Council are looking for potential sites for development to be identified. This bid therefore responds to that invitation.
- 1.3 Stewart Milne Homes North Scotland Limited are part of the Stewart Milne Group, founded in Aberdeen in 1975. Since that time the company has grown to become one of the UK's leading privately owned house builders. The company has a commitment to enterprise and innovation meshed with traditional value for quality services. Stewart Milne Homes are currently building houses across the North East of Scotland, Tayside, the Central Belt and the North West of England. In Perthshire they are currently building in Auchterarder, Crieff and Blairgowrie.

## **2.0 SITE DESCRIPTION AND PROPOSALS**

- 2.1 The site, which is predominantly brownfield, extends to approximately 6.06 hectares (15 acres) and lies to the east of the settlement of Auchterarder immediately to the north of the A9 dual-carriageway.
- 2.2 The site comprises the former Ruthvenvale Mill and yard areas immediately surrounding it. This includes the assorted agricultural buildings of East Mill Farm which is accessed through the Mill site from Abbey Road. The agricultural fields, currently used for grazing purposes, to the south and north are included within the development bid site. A relatively new dwelling house which lies outwith the site boundaries abuts the main access from Abbey Road. East Mill Farmhouse lies beyond the north eastern boundary of the site.
- 2.3 The site is accessed from the A824 via Abbey Road which forms the south western boundary to the site. Ruthven Water, which crosses Abbey Road to the west of the site, forms part of the western and northern boundaries. The eastern and north eastern boundaries are formed by field boundaries and the dis-used Mill Lade. The location of the site is shown in Figure 1.

**Figure 1: Site Location Plan**

- 2.4 The immediately adjoining land uses are a mix of business, industrial and residential to the south and west. Beyond this the predominant land use is residential comprising a range of house types from the older properties on Ruthvenvale Terrace related to the Mill to more recent detached and semi-detached houses. The land to the east and north east is predominantly in agricultural use although interspersed with a number of detached residential properties.
- 2.5 In topographic terms, the site is relatively flat with Ruthvenvale Mill and the field to the north lying at a slightly lower level than the land adjacent to the A9. The land to the north and west beyond Ruthven Water rises upwards towards the A824. Woodland is evident along the banks of the Ruthven Water and planting to the east of Abbey Road provides a visual screen to the field lying to the east. An embankment and scrub woodland along the top of the embankment screens the site from the A9. A number of individual trees are located around the East Mill Farm buildings. The fields which make up the site to the north and south are presently used for grazing purposes. Their boundaries are formed by post and wire fences.
- 2.6 The former industrial units on the site have been demolished due to them no longer being fit for purpose, leaving the brownfield site ready for appropriate

development. The proposals therefore involve the re-development of a brownfield industrial site and adjoining agricultural buildings and associated land. The brownfield element of the site is supported through Local Development Plan policy, however, it is requested that this site is identified as a brownfield opportunity site in the forthcoming Local Development Plan 2 to provide certainty to the developer in bringing this site forward for development.

- 2.7 The greenfield element of the site could be developed in tandem and the settlement boundary should be adjusted and the site identified for development. The greenfield site is considered capable of accommodating a high quality residential development of around 50 units, including affordable housing in line with the Council's relevant policy at the time of consent which can be masterplanned alongside the former Mill site. Open space with public access would be provided along the banks of the Ruthven Water leading to the countryside beyond. Strategic landscaping could be provided along the top of the embankment adjacent to the A9 to mitigate landscape and visual impacts as well as reduce noise from the trunk road, should it be required.
- 2.8 Access from the A9 and the wider area will be greatly enhanced by the provision of the new grade separated junction at Shinafoot. The existing access via Abbey Road, which enjoys good visibility, could be utilised to serve the development. Alternatively, a new access could be formed from the A824 running parallel to the existing settlement boundary and taking access to the north west of the site. This would have the benefit of opening additional land to the east and west of the access for development.

### **3.0 PLANNING HISTORY**

- 3.1 The Strathearn Local Plan, adopted in 2001, identified that part of the site comprising the former Mill buildings as falling within the settlement boundary. Assorted farm buildings and fields to the north and south which make up the remainder of the site fall outwith the settlement boundary. The site and immediately adjoining land to the south and west was identified in the 2001 Local Plan as an area of predominantly industrial and business uses for Classes 4, 5 and 6 of the Town and Country Planning (Use Classes) (Scotland) Order 1997.
- 3.2 The employment use of the site was carried forward to the Proposed Plan during the 2014 Local Development Plan process. However, it was argued at that time that intensification of the site for employment uses as suggested by the Council would lead to conflict with the adjoining residential area and was no

longer considered suitable for such uses. Due to alternative employment land allocations identified in Auchterarder there was no need for the site to be retained for employment. As such, it was promoted for change of use to residential, including the greenfield land to the east.

- 3.3 The Reporter concluded that the employment use should be removed from the site and that the principle of the re-allocation of the site for housing was supported, but not within the Plan period. As a result, the employment designation was removed from the site, with the site being retained within the settlement boundary. The potential redevelopment of the site for housing was considered to be a matter for the Council to evaluate in terms of Policy PM1 and RD1. The greenfield part of the site was excluded from the settlement boundary as there was considered to be no justification for allocating further greenfield land for housing.

#### **4.0 SCOTTISH PLANNING POLICY**

- 4.1 Scottish Planning Policy is a statement of Scottish Government policy on how nationally important land use planning matters should be addressed. It advises that planning should take a positive approach to enabling high quality development and making efficient use of land to deliver long term benefits for the public while protecting and enhancing natural and cultural resources. Delivering high quality buildings, infrastructure and spaces in the right location helps to provide choice over where to live and style of home, choice as to how to access amenities and services and choice to live more active, engaged, independent and healthy lifestyles (paragraph 14).
- 4.2 Paragraph 29 states that decisions should be guided by the principle of making efficient use of existing capacities of land, buildings and infrastructure and supporting the delivery of accessible housing.
- 4.3 Planning should take every opportunity to create high quality places by taking a design led approach. Paragraph 38 highlights that this means taking a holistic approach that responds to and enhances the existing place while balancing the costs and benefits of potential opportunities over the long term.
- 4.4 Planning should also direct the right development to the right place. To achieve this decisions should be guided by principles, including considering the re-use or re-development of brownfield land before new development takes place on greenfield sites (paragraph 40).

- 4.5 Planning should support development that demonstrates the six qualities of a successful place. One of these is resource efficiency. Paragraph 45 states that this is development that re-uses or shares existing resources. This can mean denser development that shares infrastructure and amenity with adjacent sites.
- 4.6 Paragraph 109 deals with enabling the delivery of new homes and states that house building makes an important contribution to the economy. Planning can help address the challenges facing the housing sector by providing a positive and flexible approach to development.
- 4.7 In terms of delivery of new housing development, paragraph 117 deals with the housing land requirement and states that this can be met from a number of sources including a proportion of windfall development.
- 4.8 SPP promotes sustainable transport and active travel. As a result, the planning system should support patterns of development which optimise the use of existing infrastructure, reduce the need to travel; and provide safe and convenient opportunities for walking and cycling for both active travel and recreation, and facilitate travel by public transport.

## **5.0 DEVELOPMENT PLAN CONSIDERATIONS**

- 5.1 The extant Development Plan comprises the TAYplan approved by Scottish Ministers on 8 June 2012 along with the Perth and Kinross Local Development Plan which was approved on 3 February 2014.
- 5.2 The TAYplan identifies a requirement for 130 homes per year in the Strathearn area, within which Auchterarder lies. The Perth and Kinross Local Development Plan translates this to a housing land requirement of 1,820 houses between 2010 and 2024. Paragraph 8.1.10 identifies the completions, effective land supply at 2011, windfall sites at 10% of the housing land requirement to reach a figure of 265 additional allocations required through the Perth and Kinross Local Development Plan.
- 5.3 The Local Development Plan seeks to concentrate the majority of new development in the principal settlements of Crieff and Auchterarder. However, it highlights that Auchterarder has a significant supply of effective housing land which is more than adequate to meet demand. Therefore the majority of sites are identified in Crieff. We have argued through previous representations that

more allocations should go to Auchterarder than Crieff due to strategic transport links and greater levels of demand.

- 5.4 The TAYplan is currently under review and the Main Issues Report published in April 2014 considers two options for the level of new housing to plan for. Option One considers 135 homes per year in the Strathearn Area with Option Two increasing this to 150 homes per year. The Proposed TAYplan, approved by Area Committees for publication in May, specifies a housing supply target of 135 homes per year. This will require a higher rate of residential development over and above what has been allocated through the current Local Development Plan and as a result, dictates that additional land be allocated for housing in the area. Stewart Milne Homes intend to object to this proposed figure in due course.
- 5.5 As highlighted above, part of the site is identified as white land in the Perth and Kinross Local Development Plan 2014. As a result, Policy PM1: Placemaking and RD1: Residential Areas would allow the development of this site for residential uses.

## **6.0 SERVICES**

- 6.1 Given the previously developed nature of the site, it is currently served by mains water, gas and electricity. Upgrade connections could be achieved from the nearby residential development. It is understood that spare capacity exists within the Auchterarder Waste Water Treatment Works which was upgraded previously.
- 6.2 The site is served by an existing access from Abbey Road which is considered capable of accommodating the proposed development. A Noise Impact Assessment would also be provided to establish any mitigation required as a consequence of the proximity of the A9 trunk road. A Flood Risk Assessment (FRA) has been carried out for the site with no risk of flooding identified. The FRA report is appended to this submission.

## **7.0 DEVELOPMENT JUSTIFICATION**

- 7.1 The previous business and industrial uses on the site were not compatible with the nearby residential development which has taken place in recent years and this was supported by the removal of the employment designation in the Perth and Kinross Local Development Plan 2014.

- 7.2 Although the employment uses were removed, part of the the site remains within the settlement boundary and the proposals therefore involve the re-development of a brownfield site which is supported by National and Development Plan Policy PM1 and RD1. The site could therefore be developed now through Local Development Plan Policy and be considered as a windfall site in line with SPP and the 10% windfall allowance made by Perth and Kinross Council in their Local Development Plan. However, it is requested that it is designated as a brownfield opportunity site within the forthcoming Local Development Plan 2, to provide some certainty to the developer in bringing this site forward.
- 7.3 The predominant use in the area has increasingly become residential and the re-development of the site for residential uses would be the most appropriate reuse for the site. Significant benefits would accrue to the wider area through the re-development of the site rather than allowing the site to lie vacant and unused.
- 7.4 The greenfield expansion proposed would be masterplanned in tandem with the brownfield site. It is therefore requested that the settlement boundary is extended to accommodate the greenfield part of the site and identify it for further residential development. This would satisfy the increased housing requirement identified through the TAYplan Main Issues Report in April 2014.
- 7.5 Housebuilding makes an important contribution to the economy and SPP advises that planning should be positive and flexible to help address the challenges faced by the housing sector. This is such an instance, that a flexible approach should be progressed which would enable the development of this greenfield site in tandem with the brownfield site to meet housing land requirements.
- 7.5 Development of the greenfield part of the site would be resource efficient and comply with the principles of successful place making as identified in Scottish Planning Policy. It would share resources and infrastructure with the brownfield part of the site which would allow for higher density development with improved amenity, to the benefit of the wider area. This would maximise efficiency, form a logical location for expansion and round off the settlement boundary within the confines of the A9 to the south and the A824 to the north.
- 7.6 The site, which lies at a lower level than the main town, is relatively incongruous in the landscape. Much of the existing agricultural land is well screened from Abbey Road and from the A9, which lies immediately to the south in a cutting

which further limits views of the site. Development would therefore have minimal impact on the surrounding area and would be seen in the context of the brownfield development.

- 7.7 The construction of a high quality development in this predominantly brownfield location would provide a choice of location within easy access to amenities and services. It would promote a more active, engaged, independent and healthy lifestyle, in line with SPP. Development would have good access to existing roads and public transport routes. This would encourage development which optimises existing links and provides safe and convenient opportunities for sustainable travel, in line with SPP.
- 7.8 The site could provide an attractive residential development in a riverside location with provision for a range of house types, including affordable housing, making maximum use of a brownfield site. The layout and design would also be informed by a Noise Impact Assessment to ensure mitigation measures were in place to address any noise impacts arising from the A9 dual-carriageway. There is understood to be infrastructure capacity in terms of mains drainage and education provision whilst other services, such as electricity, gas and water, are all available within the immediate vicinity.

## **8.0 CONCLUSIONS**

- 8.1 The development of the brownfield part of the site, which lies within the settlement boundary of Auchterarder is supported by Policies PM1 and RD1 of the Perth and Kinross Local Development Plan. However, it is requested that the site is identified as a brownfield opportunity site within the forthcoming Local Development Plan 2 to provide certainty to the developer in taking this site forward.
- 8.2 The agricultural fields currently lie outwith the settlement boundary but are immediately adjacent to it, ensuring a sustainable location for further development. Development of this part of the site can be masterplanned in tandem with the brownfield site, and it is therefore requested that the settlement boundary is extended to accommodate the greenfield element of the site and identify it for residential development. This would help satisfy the increased housing requirement identified through the TAYplan Main Issues Report in April 2014.
- 8.3 Development of the greenfield part of the site would be resource efficient and comply with the principles of successful place making as identified in Scottish

Planning Policy by sharing infrastructure with the brownfield part of the site. This would maximise efficiency and round off the settlement boundary within the confines of the A9 to the south and Ruthven Water to the north-west.

- 8.4 Development would have minimal impact on the surrounding area and would be seen in the context of the brownfield development. The site could provide an attractive residential development in a riverside setting with provision for a range of house types, including affordable housing.
- 8.5 On the basis of all of the above, Stewart Milne Homes North Scotland Limited request favourable consideration be given to the proposals at Ruthvenvale Mill.

*Ruthvenvale Mill, Auchterarder*

*Flood Risk Assessment*

*August 2014*



**FAIRHURST**

## CONTROL SHEET

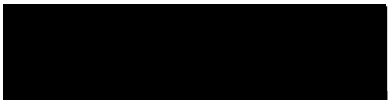
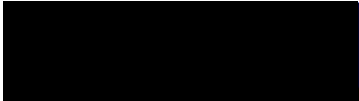
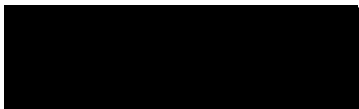
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This document has been prepared in accordance with procedure OP/P02 of the *Fairhurst Quality and Environmental Management System*

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**APPENDIX A – Drawings**

**APPENDIX B – Hydrology**

**APPENDIX C – Cross section locations and labels**

Fairhurst was appointed by Stewart Milne Homes to produce a Flood Risk Assessment (FRA) to support a planning application for proposed residential development at Ruthvenvale Mill, Auchterarder. The proposed site is located on brownfield land where a disused warehouse remains. The site is approximately 1km east of Auchterarder Town Centre (NGR NN 995128). The location of the site is shown in Figure 1.

The Ruthven Water flows along the eastern boundary of the site. Flood risk has primarily been assessed in relation to this watercourse. This FRA will also recognise and address flooding from other potential sources, following the guidance set out in SEPA's Technical Flood Risk Guidance for Stakeholders (SEPA, 2014).



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### Figure 1: Site Location

## 2 PLANNING POLICY

### 2.1 National planning policy

In consideration of planning applications, planning authorities require to be satisfied that due account has been taken of Scottish Planning Policy (SPP), Planning Advice Note 69 (PAN 69): Planning and Building Standards Advice on Flooding, and, when published, the Updated Planning Advice Note on Flooding (due late Summer 2014). It is necessary to show that adequate protection against flooding exists or can be provided for the proposed development and that the development does not increase any existing flood risk to persons or property upstream and downstream.

The flood risk framework guiding development sets out three categories of coastal and watercourse flood risk, together with guidance on surface water flooding, and the appropriate planning approach for each (the annual probabilities referred to in the framework relate to the land at the time a plan is being prepared or a planning application is made):

- **Little or No Risk** - annual probability of coastal or watercourse flooding is less than 0.1% (1:1000 years)
  - No constraints due to coastal or watercourse flooding.
- **Low to Medium Risk** - annual probability of coastal or watercourse flooding is between 0.1% and 0.5% (1:1000 to 1:200 years)
  - Suitable for most development. A flood risk assessment may be required at the upper end of the probability range (i.e. close to 0.5%), and for essential infrastructure and the most vulnerable uses. Water resistant materials and construction may be required.
  - Generally not suitable for civil infrastructure. Where civil infrastructure must be located in these areas or is being substantially extended, it should be designed to be capable of remaining operational and accessible during extreme flood events.
- **Medium to High Risk** - annual probability of coastal or watercourse flooding is greater than 0.5% (1:200 years)
  - May be suitable for:
    - residential, institutional, commercial and industrial development within built-up areas provided flood protection measures to the appropriate standard already exist and are maintained, are under construction, or are a planned measure in a current flood risk management plan;
    - essential infrastructure within built-up areas, designed and constructed to remain operational during floods and not impede water flow;
    - some recreational, sport, amenity and nature conservation uses, provided appropriate evacuation procedures are in place; and
    - job-related accommodation, e.g. for caretakers or operational staff.
  - Generally not suitable for:
    - civil infrastructure and the most vulnerable uses;
    - additional development in undeveloped and sparsely developed areas, unless a location is essential for operational reasons, e.g. for navigation and water-based recreation, agriculture, transport or utilities infrastructure (which

*should be designed and constructed to be operational during floods and not impede water flow), and an alternative, lower risk location is not available; and*

- *new caravan and camping sites.*
- *Where built development is permitted, measures to protect against or manage flood risk will be required and any loss of flood storage capacity mitigated to achieve a neutral or better outcome.*
- *Water-resistant materials and construction should be used where appropriate. Elevated buildings on structures such as stilts are unlikely to be acceptable.*

### **Surface Water Flooding**

- *Infrastructure and buildings should generally be designed to be free from surface water flooding in rainfall events where the annual probability of occurrence is greater than 0.5% (1:200 years).*
- *Surface water drainage measures should have a neutral or better effect on the risk of flooding both on and off the site, taking account of rain falling on the site and run-off from adjacent areas.*

SPP states that new development should not take place if it would be at significant risk of flooding from any source or would materially increase the probability of flooding elsewhere. In general, the storage capacity of floodplains should be safeguarded and works to elevate the level of the site by landraising should not lead to a loss of floodwater storage capacity.

The Scottish Environment Protection Agency (SEPA) has a duty to give advice to planning authorities as to flood risk under the Flood Risk Management Act 2009, Section 72. SEPA considers this to include professional and expert interpretation of data or records.

## **2.2 Local planning policy**

Perth and Kinross Council adopted a new authority wide Local Development Plan (LDP) on 3<sup>rd</sup> February 2014. This sets out the statements and policies which are used to assess planning applications.

Supplementary guidance 'Flood Risk and Flood Risk Assessment' supports the LDP. This reinforces the policies set out in SPP. Perth and Kinross Council requirements, noted in the Supplementary guidance, which are relevant to this FRA are listed below:

- A climate change allowance should be applied to the 0.5% AEP. In accordance with DEFRA research, this is a 20% increase in peak flow.
- Finished floor levels should be 600mm above the 0.5% AEP (with a 20% increase as allowance for climate change) flood level.
- The lowest garden ground levels should be 300mm above the 0.5% AEP (with a 20% increase as allowance for climate change) flood level.
- Proposed development should have safe access/egress for pedestrian and vehicular access within the site.
- Where the proposed development is adjacent to a watercourse, a maintenance strip of a minimum of 5m is required.

### 3 DEVELOPMENT PROPOSALS

#### 3.1 Existing site conditions

##### 3.1.1 Description of the Site

The site was visited by a Fairhurst engineer in May 2014. This was to conduct a site walkover to review key features in relation to flood risk and assist in preparing a survey specification. The proposed site location is currently occupied by a disused warehouse. The Ruthven Water forms the eastern boundary of the site. There is a bund located adjacent to the river at the northern extent of the building. Upstream, this ties into higher ground levels adjacent to the building, towards the Abbey Road Bridge crossing. Downstream the bund ends at the fence marking the boundary between the disused warehouse and the neighbouring East Mill Farm. The location of the bund is shown in Figure 3.

At the southern extent of the site there is Abbey Road. This crosses the Ruthven water immediately upstream of the site. The road is higher than the ground level at the proposed site. The bridge has a parapet of approximately 0.5m from the level of the footpath. Although the right bank of the river and adjacent ground levels upstream of the road crossing are high, there is a low dip at the bridge. This is a potential flow path for flood waters from the river. From here the flood waters could flow onto the road and down into the site. This low point is indicated in the photograph in Figure 4.

At the left bank of the river there are residential properties and a road which lies parallel to the river. This is shown in the photograph in Figure 5.



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**Figure 3: Bund Location**



**Figure 4: Upstream face of the Abbey Road Bridge crossing**

**Figure 5: Left bank of the Ruthven Water, viewed downstream**



### **3.1.2 Historic Features**

Readily available historical mapping for the local area has been examined from 1867 to the present day in an effort to identify historical changes in land use and local watercourses which may be relevant to flood risk at the site.

In all the historical mapping consulted the Ruthven Water is shown in the same location as it is on modern day mapping. The watercourse was historically used as water supply for a mill. In mapping from 1866, the current East Mill Farm location is mill buildings and an old lade. The lade also appears in the 1901 map which includes the current disused warehouse. Maps from 1979-81 show that the lade has been filled in and the East Mill buildings shown as a farm.

There are still remnants of the lade to the north of East Mill Farm; however this is now a drainage channel for surface water runoff.

### **3.1.3 Topographical Survey**

Nine cross-sections of the Ruthven Water were surveyed by Fairhurst. The survey included upstream and downstream cross-sections at the road bridge. Spot levels were also surveyed. The spot levels describe ground levels around the vicinity of the site and the bund on the right bank of the river. The topographical survey, including cross-section profiles are shown in DWGS 102801/2001, 102801/2002 (Appendix A).

The topographical survey was carried out using a local datum. This was converted back to OS levels using information obtained from OS Mapping. The conversion factor applied to the local datum was -73.245m. Levels stated in this report are relative to the surveyed data with the conversion applied.

## **3.2 Proposed development**

The details of the proposed residential site are currently being developed. The site has an area of 1.2 ha.

## **3.3 Sources of Flood Risk Information**

### **3.3.1 SEPA Flood Maps**

SEPA's Flood Maps provide a comprehensive source of flood hazard and risk information for Scotland. They are designed to provide a community level assessment of flooding and its impacts and are modelled at a national level. For this reason, they cannot be used to predict flood risk at site specific locations.

The flood maps show the likelihood of flooding as high, medium and low. They show flooding from rivers, seas, surface water and includes groundwater maps.

The SEPA flood map shows that there is a risk of flooding from the Ruthven Water. The map does not seem to reflect to the local topography, therefore it is difficult to assess the flood risk on site, however it does seem to indicate that part of the proposed site may be at high risk of fluvial flooding. A high risk is used for areas with a 10% chance of flooding in any one year (10% AEP). There is no indication of flooding from surface water or groundwater and the proposed site is not in a potentially vulnerable area (PVA).

### **3.3.4 Perth and Kinross Council**

Perth and Kinross Council were emailed on 14<sup>th</sup> July 2014 to ask for any historical flood information at the site and if there was any previous flood studies for the Ruthven Water. Perth and Kinross confirmed in an email dated 11/08/2014 that there had one recorded incident of fluvial flooding from the Ruthven Water in 2011. This resulted in flooding to the Milton Villa property which is located on the left bank of the Abbey Road Bridge crossing. Surface water flooding also contributed to the extents.

As part of its duties under the Flood Prevention (Scotland) Act 1961, the Council was required to publish a biennial flood report. This act has been repealed and the Council's duties are now outlined under the Flood Risk Management Act 2009. Perth and Kinross Council have some of the previous biennial flood reports on their website. The report published 21<sup>st</sup> March 2012 records that the Ruthven Water was cleared of a blockage in the channel. The blockage was located at Glenruthven Mill (NGR NN 955129), which is at the proposed site location.

## 4 POTENTIAL SOURCES OF FLOOD RISK

At this location there are several potential sources of flooding that may require consideration:

- **Fluvial flows:** Extreme fluvial flood events have the potential to cause rapid inundation of properties whilst posing a threat to the welfare of occupants and potentially preventing emergency access to properties and essential infrastructure.
- **Infrastructure failure:** Flooding due to collapse or failure of man-made structures. For example; the failure of structures such as culverts or bridges to convey flow, failure of water supply reservoirs, canals and flood defence schemes
- **Overland flow:** Overland flow occurs when the infiltration capacity of the ground is exceeded in a storm event. This could result in water travelling as sheet flow overland or excess water being conveyed from one location to another via local road networks. Overland flow from surrounding land is a potential source of flood risk to the site.
- **Sewer flooding:** If the capacity of sewers is exceeded in an extreme event, or a blockage occurs, surcharging of the sewer network can result in surface flooding. The local drainage network should be considered with a view to assessing flood risk to the site.
- **Groundwater:** Groundwater flooding can occur where there is a significant rise in the water table. This is normally a result of prolonged or heavy rainfall. It is associated with catchments where porous substrates and/or aquifers exist. SEPA (2014) state that there are no known regional aquifers in Scotland which have cause significant delayed onset of flooding as experienced in the Chalk aquifers of SE England. Groundwater in Scotland is likely to be a flooding mechanism that contributes to other flooding such as fluvial or pluvial. It has the potential to extend the duration or extent of flooding in low lying areas and may be important to consider in any flood mitigation strategies.

The following potential source of flood risk has been discounted:

- **Coastal flooding:** Flooding that originates from the sea, either open coast or estuary sources, where water levels exceed the normal tidal range and flood onto the low – lying areas that define the coast line.

Due to the inland location of the site, there is no risk of flooding from coastal sources.

## **5 HYDRAULIC ANALYSIS**

### **5.1 Introduction**

The SEPA Flood Maps suggest that the proposed site is at high risk of flooding; however the Flood Maps cannot be used to assess flood risk at site specific locations. A hydraulic model was used to estimate the flood outlines of the Ruthven Water at the site location for the design event. Perth and Kinross Council require that the design event used for proposed development is the 200 year event, with a 20% increase as allowance for climate change (200 year +20% CC)

The hydraulic model was built in ISIS ID software. Topographical data was obtained from the survey undertaken by Fairhurst surveyors. The hydraulic model includes the Abbey Road Bridge crossing, located immediately upstream of the site and uses spill units to represent flood routes over this bridge.

Design flows were estimated in accordance with UK industry procedures set out in the Flood Estimation Handbook (CEH, 2000) and subsequent related research.

### **5.2 Hydrology**

The aim of the hydrological assessment was to derive design flow estimates for input into the ISIS ID hydraulic model. Design peak flows and hydrographs were derived using the Flood Estimation Handbook (FEH) for 200 year and the 200 year +20% CC.

#### **5.2.1 Hydrometric Data**

The nearest gauging station to the site is the Ruthven Water at Aberuthven (SEPA gauge 16007). This is located approximately 4km downstream of the proposed site location. Information on the gauge was available on SEPA's website. The annual median flood (Qmed) and Baseflow Index (BFI) for the gauge was available from the UK Hydrometric Register (NERC, 2008). This was used as a donor catchment to improve the Qmed estimate for the Ruthven Water at the proposed site location

#### **5.2.2 Catchment Descriptors**

FEH catchment descriptors for the Ruthven Water catchment were taken from the FEH CD-ROM v 3.0. The catchment area of the Ruthven Water, taken at the proposed site location was 23.48 km<sup>2</sup>. The catchment boundary was checked using OS 1:25000 mapping, however no boundary adjustments were made.

FEH catchment descriptors for the Ruthven Water at Aberuthven (16007) were also taken from the FEH CD-ROM v 3.0. The area of this catchment was almost double the area of the Ruthven Water at the proposed site location. The larger downstream catchment was estimated as 48.11km<sup>2</sup>.

#### **5.2.2 Flow estimates**

Flow estimates were derived using the FEH Rainfall-Runoff method and the FEH Statistical Method. These were compared and the most suitable estimate was chosen as the final peak flows for the site.

The FEH Statistical Method uses an index flood, the median annual flood (Qmed). This is multiplied by growth factors to obtain a flood frequency curve and final peak flow estimate. The flood frequency curve is based on a sample of data from catchments identified as being similar to the subject site (minimum of 500 years of gauged data was used). All calculations were undertaken using WINFAP FEH 3 software.

Qmed for the site was estimated initially using catchment descriptors, however as there is a gauge station downstream of the catchment this was adjusted using data transfer. Qmed from the gauged site was used to derive an adjustment values from a data transfer equation. This is available from the Flood Estimation Guidelines, 197\_08 (Environment Agency, 2012).

The Qmed value based on catchment descriptors alone at the development site was estimated as 8.922 m<sup>3</sup>/s. The adjusted Qmed value was 8.923 m<sup>3</sup>/s. Growth curves were established using pooled analysis and the flood frequency estimate for the 0.5 AEP was noted.

The 200 year estimate using the Statistical Method was 27.27m<sup>3</sup>/s. The 200 year +20% CC estimate was 32.72m<sup>3</sup>/s

The rainfall runoff method was used to estimate the peak 200 year flow for the Ruthven Water at the proposed site location. This used the catchment descriptors from FEH CD-ROM.

The FEH notes that "*estimation of percentage runoff is probably the most important part of flood estimation using the FSR rainfall-runoff method*". Estimating standard percentage runoff (SPR) from FEH catchment descriptors alone is not considered as reliable as using observed data, and various methods are available to improve the estimate of percentage runoff. The Ruthven Water at Aberuthven was used as a donor catchment. SPR can be derived using from the baseflow index (BFI) found in the UK Hydrometric Register (NERC, 2008). The SPR value was updated from 36.13% to 37.42% using the equation below.

$$SPR = 72 - 66.5BFI$$

The 200 year +20% CC estimate using the Rainfall Runoff method was 40.24m<sup>3</sup>/s. This was based on a storm duration of 6.5 hours.

The higher **40.24m<sup>3</sup>/s** design flow estimated using the FEH Rainfall-Runoff method has selected as it gave the most conservative estimate. Further reasons for selecting the rainfall runoff method are described in the FEH calculation record (Appendix B). This also gives details of the catchment descriptors and estimates for various return periods.

### 5.3 Climate Change

The UK Climate Impacts Programme (UKCIP) is funded by the Department of the Environment to investigate the potential impacts of climate change in the United Kingdom. The UKCIP has produced assessments of the potential impacts based on rates of increase of greenhouse gas emissions consistent with the projections of the Intergovernmental Panel on Climate Change (IPCC).

In 1998 the IPCC published their technical report No. 1 entitled "Climate Change Scenarios for the United Kingdom". Revised scenarios were published in April 2002 (UKCIP02), before both reports were superseded by the UK Climate Projections 2009 (UKCP09) in June 2009.

UKCP09 provides relative changes in precipitation at an improved 25km grid resolution. These show a range of relative increases in annual precipitation scenarios that could be expected for the grid box covering Auchterarder for different future emission scenarios. For the period covering the 2080s, under the 'high' emission scenario, an increase in annual average precipitation of **+0.5%** has been estimated (50<sup>th</sup> percentile); however, prediction of the possible impact of future climate change on extreme weather events is problematic.

Guidance from Perth and Kinross Council recommend that a 20% increase in peak flow is added to allow for increases as a result of climate change. This increase has been added to the 200 year flood event to give the 200 year +20%CC design event.

## **5.4 Hydraulic Analysis Methodology**

### **5.4.1 Model Build**

The hydraulic model was built using ISIS 1D software. The model was built using cross-section data surveyed by Fairhurst. The cross-sections were renamed using chainages corresponding to the survey location. This was relative to the distance from the downstream extent of the watercourse. Each cross-section has a unique label. The first four letters relates to the watercourse name and the last four digits relates to the cross-section chainage.

Manning's n values have been used as roughness co-efficients for the model. The n values were based on a visual inspection during the site visit and photographs of each cross-section provided by the surveyors. The values were defined in accordance with values depicted in 'Open Channel Hydraulics' (Chow, 1959). For the channel the Mannings value of 0.03 was used and for the banks 0.05 was used.

Locations of the cross-sections are shown in Appendix C. Cross-section profiles are shown in Appendix A.

### **5.4.3 Modelling Out of Bank Flow**

Out-of-bank flow can be modelled either as extended cross-sections or as floodplain storage areas. Extended sections can be used where the floodplains are adjacent to the river bank area, allowing unrestricted transfer of water between the channel and the floodplain. Floodplain storage is used in areas where significant pooling of flood waters occurs, or where the floodplain flows are separated from the main channel by walls or embankments. Floodplains are connected to the main channel by lateral spills over the banks allowing different flood levels in the channel and floodplains to be modelled. Out-of-bank flow pathways can be modelled by connecting a series of storage areas together using floodplain sections or spills.

Out of bank flow occurred in the 200 year +20% CC event. This occurred upstream of the Abbey Road Bridge, at cross-sections RUTH01\_0729 and RUTH01\_0694, and at the cross-sections at the downstream reach of the model, RUTH01\_0461, RUTH01\_0438, RUTH01\_0339 and RUTH01\_0000.

The downstream cross-section RUTH01\_0339 and RUTH01\_0000 were extended on the left bank using level data available on Ordnance Survey mapping. Out of bank flow for RUTH01\_0461, RUTH01\_0438 were modelled using lateral spills. The spill co-efficient was lowered from the default value of 1.7 to 1.2 to represent the resistance from the grass banks.

The out of bank flow upstream of the Abbey Road Bridge was modelled using an inline spill which was taken as the level of the road to the left of the bridge. The spill connected back into the cross-section at the downstream face of the bridge. The weir co-efficient on the spill was lowered to 1.2. This was to provide more resistance to the flow to represent the time lag of the flow running over the road.

#### **5.4.4 Boundary Conditions**

Upstream boundary conditions were defined using the FEH boundary node in ISIS which is based on the rainfall runoff methodology of the Flood Estimation Handbook. This generates a hydrograph for the modelled inflows.

The downstream boundary was defined as normal depth boundary unit in ISIS. This automatically generates a flow-head relationship based on the section data from the last cross-section.

### **5.5 Hydraulic Analysis Outcomes**

The aim of the modelling exercise was to establish the flood risk at the proposed site. Peak water levels and flow from the 200 year +20% CC simulation are provided in Table 2 below. The cross-sections located at the proposed site are highlighted.

**Table 2: Peak flow and water level from 0.5% AEP (with 20% increase as allowance for climate change)**

Cross-section*	Peak Flow (m <sup>3</sup> /s)	Peak Water Level (m)
RUTH01_0729	48.29	54.88
RUTH01_0694	48.28	54.90
RUTH01_0694U	48.28	54.74
RUTH01_0673D	46.63	54.74
RUTH01_0673	48.28	54.25
RUTH01_0630I	48.28	53.87
RUTH01_0620I	48.28	53.79
RUTH01_0612	48.28	53.71
RUTH01_0607I	48.28	53.66
RUTH01_0600I	48.28	53.59
RUTH01_0592	48.28	53.48
RUTH01_0554	48.29	53.08
RUTH01_0495	48.29	52.73
RUTH01_0490I	48.29	52.67
RUTH01_0461I	48.04	52.45
RUTH01_0438I	47.17	52.25
RUTH01_0400I	47.17	51.80
RUTH01_0339	47.15	51.39
RUTH01_0300I	48.26	51.26
RUTH01_0200I	48.25	51.08
RUTH01_0100I	48.26	51.00
RUTH01_0000	48.22	50.92

\*'I' suffix indicates interpolated section

The model estimated that the highest water level flowing over the spill unit at the road bridge was 54.73m. This is a maximum depth of 0.43m. This is likely to restrict vehicle and pedestrian access to the west of the bridge. Access to the site can be made from the east; therefore flooding to the Abbey Road Bridge is not stopping access/egress to the site.

A further model simulation was undertaken for the Q200. The model showed that flood waters for this event did not spill onto the road.

The model predicted that the flow would remain in bank at the proposed site location for the 200 year +20% CC. Table 3 below shows the peak water level for the design flood event and the corresponding right bank level for each cross-section at the proposed site.

**Table 3: Right Bank Levels and Peak water level from 200 year +20% CC**

<b>Cross-section</b>	<b>Peak Water Level (m)</b>	<b>Right Bank Level (m)</b>
RUTH01_0673	54.25	54.68
RUTH01_0612	53.71	54.36
RUTH01_0592	53.48	54.38
RUTH01_0554	53.08	53.97
RUTH01_0495	52.73	54.15

The model predicted that there would be out of bank flow at cross-sections RUTH01\_0461I, RUTH01\_0438I, RUTH01\_0339, and RUTH01\_0000. RUTH01\_0461I is located 34m downstream of the proposed site boundary and water levels at this section are 52.45m AOD. The topographical survey showed that there were some low points at the southern extent of the site boundary. The lowest level surveyed was 51.87m. This is below the water level at the downstream section which could result in the out of bank flow from RUTH01\_0461I making its way to these low points. However, a low bund extends along the left-hand bank of the watercourse downstream of the mill site. The top of the bund is represented in the model as a spill. The hydrograph from the spill unit at RUTH01\_0461I showed that the peak flow spilling out of bank was  $0.88\text{m}^3/\text{s}$ . Given the small magnitude of flow spilling and the distance downstream of the site, combined with ground levels falling away from the site, it was concluded flood risk to the site due to out of bank flow at RUTH01\_0461I was low.

## **5.6 Sensitivity Analysis & Blockage Scenario**

A sensitivity analysis was carried out to ascertain the impact of variations in critical design parameters to modelled peak flood levels at the site location. The variables selected for the sensitivity tests were channel and floodplain roughness co-efficients, downstream boundary conditions and flow. A further sensitivity analysis was carried out on the Abbey Road Bridge crossing. This was to assess the effect of blockages to the structure on the flood levels at the proposed site.

### **5.6.1 Channel and Floodplain Roughness co-efficients**

Channel and floodplain roughness co-efficients (Mannings 'n' values) were increased by 20% to 0.036 in channel and 0.06 out of bank. The model was assessed for changes in flow and stage.

A 20% increase in Mannings values found that there was a  $0.58\text{m}^3/\text{s}$  average difference in flow. The maximum difference in flow was recorded over the spill unit over the road, which reached a maximum increase of  $2.61\text{m}^3/\text{s}$ .

The analysis showed that the model was not sensitive to changes in the roughness co-efficient. A higher difference in flow over the spill is to be expected as the spill is a long flat hydraulic unit with a high wetted perimeter. A 20% increase in Mannings values found that there was an average difference in water level of 15mm. The highest difference in water level was found upstream of the bridge. The maximum difference in water level, due to changes in Mannings n values, was an increase of 34mm. This was observed at the upstream and downstream cross-sections of the bridge unit.

### **5.6.2 Downstream Boundary**

The downstream boundary unit in ISIS replicates the slope gradient from the downstream extent of the model. A sensitivity analysis of the downstream boundary was carried out by decreasing from 1:1000 to 1:2000.

An increase in gradient resulted in an average difference in flow of  $0.03\text{m}^3/\text{s}$ . The maximum increase in flow was  $0.035\text{m}^3/\text{s}$  which occurred at RUTH01\_0000 at the downstream extent of the reach.

An increase in gradient resulted in an average difference of 2mm in water level. The maximum increase in water level occurred when the gradient was decreased to 1:2000. This resulted in a maximum increase of 16mm at the last cross-section of the reach.

### 5.6.3 Flow

The design event used to assess the flood risk at the site was the 200 year +20% CC. To assess sensitivity of the model to flow, this was compared to results from the 200 year flood event.

A 20% increase in peak flow results in an average increase of  $6.3\text{m}^3/\text{s}$ . The maximum increase in flow was recorded at interpolated section (RUTH01\_0200I) as  $8.06\text{m}^3/\text{s}$ .

A 20% increase in peak flow results in an average increase of 18mm in water level. The maximum increase in water level was observed in section RUTH01\_0694 as 67mm.

### 5.6.4 Blockage Scenario

The soffit level of the bridge is below the bank levels. The opening has a maximum height of 1.5m. During high flows, water flowing through the bridge could become restricted if it was blocked. Blockage may occur through fly tipping or through vegetation such as branches becoming lodged under the bridge. The upstream face of the bridge is shown in Figure 5.



Figure 6: Upstream face of the road bridge, viewed downstream

A blockage scenario was simulated in the model by reducing the cross-sectional area of the bridge opening. This was reduced by 50%. The increases in water level are presented in Table 4. The road bridge cross-sections are indicated by the suffix U, for upstream and D for downstream on the cross-section label.

**Table 4: Water levels as a result of 50% blockage of Road Bridge**

Cross-section	Peak Water Level (m)	Peak Water Level during blockage (m)	Difference (m)
RUTH01_0729	54.88	55.55	0.67
RUTH01_0694	54.90	55.58	0.69
RUTH01_0694U	54.74	55.50	0.76
RUTH01_0673D	54.74	55.50	0.76
RUTH01_0673	54.25	54.25	0.00
RUTH01_0630I	53.87	53.87	0.00
RUTH01_0620I	53.79	53.79	0.00
RUTH01_0612	53.71	53.71	0.00
RUTH01_0607I	53.66	53.66	0.00
RUTH01_0600I	53.59	53.59	0.00
RUTH01_0592	53.48	53.48	0.00
RUTH01_0554	53.08	53.08	0.00
RUTH01_0495	52.73	52.73	0.00
RUTH01_0490	52.67	52.67	0.00
RUTH01_0461	52.45	52.45	0.00
RUTH01_0438	52.25	52.25	0.00
RUTH01_0400	51.80	51.80	0.00
RUTH01_0339	51.39	51.39	0.00
RUTH01_0300I	51.26	51.26	0.00
RUTH01_0200I	51.08	51.08	0.00
RUTH01_0100I	51.00	51.00	0.00
RUTH01_0000	50.92	50.92	0.00

The model estimated that the highest increase in water level, due to a 50% blocked of the road bridge was 0.76m. This corresponded to a flood level of 55.50 m.

The maximum bridge parapet height is 56.2m therefore the water levels are not overtopping the bridge at the parapet. The water flows out of bank on both the left and right bank when the bridge is blocked. The model estimated that the left bank would be 1.27m deep. On the right bank the water level would be 0.29m deep. It is likely that water spilling to the right bank would flow to the proposed site location as it is at a lower level than the road.

## **6 FLOOD RISK ANALYSIS**

The potential sources of flooding identified in Section 4 are discussed below.

### **5.1 Fluvial flood risk**

The hydraulic model simulated the 200 year +20% CC flood event. A description of the hydraulic analysis is given in Section 5. The hydraulic model showed that high flows from the Ruthven Water do not inundate the site. There was no fluvial flood risk to the site from the design event; however the flood levels in the river are higher than the ground levels on site. Perth and Kinross Council recommend that the finished floor levels of the properties should be at least 600mm above the flood level. They recommend 300mm above the flood level for finished ground levels in the gardens.

The flood levels at the proposed site location ranged from 52.73m at the downstream extent of the site to 54.25m at the upstream extent.

The proposed location can be categorised as low to medium risk of fluvial flood risk in accordance with SPP.

### **5.2 Infrastructure failure**

The most likely cause of infrastructure failure resulting in flooding to the site is failure of the road bridge to convey flow. The model was used to simulate a 50% blockage in flow and the design event was run. The model showed that a blockage of 50% would result in an increase in water level upstream of the bridge. This results in out of bank flow to the right and left banks. Abbey Road would be inundated with water. This would be a maximum depth on the left side of 1.27m and to the right side, immediately to the south of the site, 0.29m. The water spilling to Abbey Road at the right bank would potentially result in flooding to the proposed site location as the ground levels are lower than the road level. The flood water would route to the lower ground at the downstream extent of Abbey Road Bridge.

The risk of infrastructure failure to the site can be mitigated against by ensuring that there is a flow path onsite for flood waters from the road to re-enter the burn. For example properties and garden levels raised and a regraded ground profile at the road bridge for the water to return to the burn.

It is understood that Perth and Kinross Council maintain the bridge and clear blockages from the channel.

### **5.3 Overland flow**

The proposed site location is on low lying ground. The topography to the south rises towards the A9. It also rises to the north toward Auchterarder Town Centre. Runoff from the south of the site will flow towards the river through the proposed site. In addition to this the existing bund will provide a barrier to the runoff, potentially resulting in some ponding at the site location.

As part of the recommendations made by Perth and Kinross Council the proposed site will require the land to be raised 600mm above the design flood level. It is recommended that the ground levels are profiled to allow for runoff from the site, and surrounding areas to drain directly into the Ruthven Water. Low points in the ground profile should be avoided as this is where ponding can occur.

It is also recommended that SUDS are adopted to attenuate surface water runoff. This will mitigate the flood risk from any increase in surface water runoff rate due to the proposed development.

## **5.4 Sewer flooding**

It is possible that in an extreme flood event flood waters may exceed the capacity of local drainage systems and run as overland flow to the site. It is recommended that the ground levels on site are profiled to allow runoff to the river. This would also offer protection if the sewers exceed capacity.

Details of the drainage provision within the site are not yet available. However, it is assumed that surface water drains to the burn. In flood events free discharge may not be possible and water could back-up in the drainage system. If it reaches surface level within the site it could contribute flow to the overland flood route. However, an allowance for the site runoff is included implicitly in the wider catchment hydrology and failure of the site drainage infrastructure would therefore not be expected to affect the predicted design flood levels at the units.

## **5.5 Groundwater**

The British Geological Survey (BGS) 1:50 000 scale, interactive geology map was accessed. This showed that the underlying bedrock at the site is Dunblane sandstone. The superficial deposits are shown as Alluvium – clay, silt, sand and gravel and Till Devensian – Diamicton.

The hydrogeology viewer indicates that the site is within a moderately productive region. The groundwater in this region primarily flows through fractures and discontinuities in the bedrock.

Due to the locality of the Ruthven Water to the proposed site and the nature of the superficial deposits it is likely that the groundwater levels on the site will strongly correlate to the stage of the Ruthven Water. As a result, risk of groundwater flooding can be expected to occur when there will be high risk of fluvial flooding. It is recommended that ground water levels across the site are established as part of ground investigation studies.

## 7 CONCLUSION

Potential flood risk at the development site has been reviewed. Fluvial flooding from the Ruthven Water is the most prominent risk for any development at the site.

A hydraulic model of the Ruthven Water was constructed to determine the 0.5% AEP flood level (with 20% increase in peak flow as an allowance for climate change). The model showed that there was no fluvial flood risk to the site from the design event. The flood levels at the proposed site location ranged from 52.73m at the downstream extent of the site to 54.25m at the upstream extent.

Finished floor levels along the site should be set to provide a minimum 600mm freeboard above the flood level and the garden of the proposed development should be set 300mm above the flood level.

Development ground levels should generally be profiled to route water around and away from buildings to mitigate against other potential sources of flood risk. This should include the area immediately downstream of the Abbey Road Bridge. This is to mitigate potential risk of flooding due to the bridge blocking.

SUDS principles should be adopted to mitigate the increase in pluvial flooding as a result of the proposed development.

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## **APPENDIX A - DRAWINGS**

102801/2001: Topographical Survey (Location of Sections and Spot Levels)


102801/2002: Burn Sections (Surveyed Cross Sections Profiles)



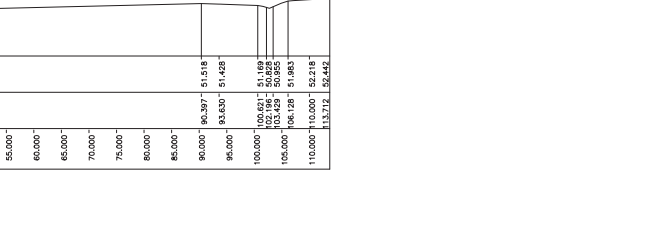
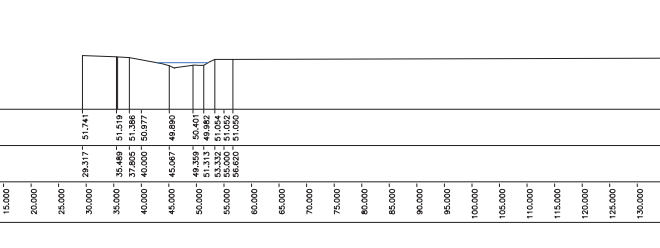
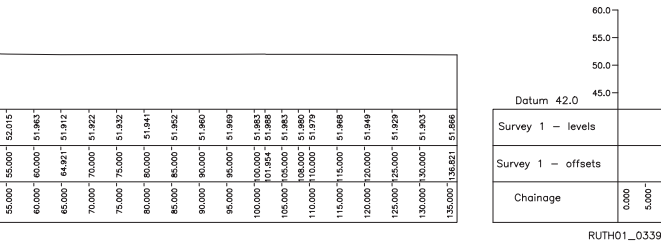
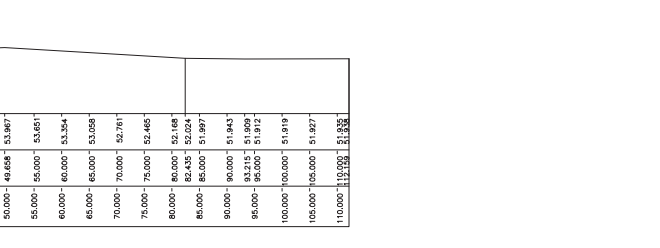
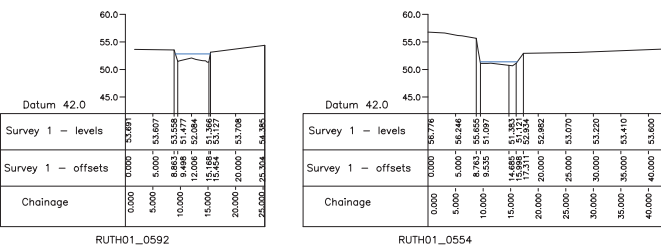
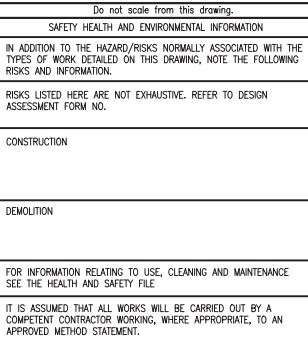
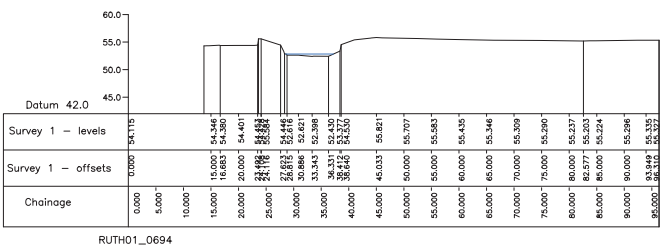
This plan is based on the Ordnance Survey map with the permission of the controller of Her Majesty's Stationary Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

- NOTES:
1. INFORMATION BASED ON SURVEY CARRIED OUT BY FAIRHURST GLASGOW 10/06/14.
  2. LEVELS TO LOCAL DATUM.



Project Title:		RUTHVENVALE MILL	
Drawing Title:		SITE SURVEY	
Client:			
Scale at A1:		1:750	
Status:		For Information	
Drawn:	KAB	Checked:	Approved:
Date:	05/08/14	Date:	Date:
Drawing No.:	102801/2001		

Rev.	Date	Description	Drawn	Checked	Approved



Rev.	Date	Description	Drawn	Checked Approved

NOTES:

1. CROSS-SECTIONS LABELLED TO CORRESPOND WITH ISIS HYDRAULIC MODEL.

Client:

**STEWART**  
**Milne**  
HOMES

The logo for Stewart Milne Homes features the word "STEWART" in a small, blue, sans-serif font. Below it, the word "Milne" is written in a large, bold, blue, sans-serif font. Underneath "Milne", the word "HOMES" is written in a smaller, blue, sans-serif font. To the right of the text is a stylized icon of a house with a chimney, rendered in a blue, blocky, sans-serif style.

Project Title:

RUTHVENVALE MILL

Drawing Title:

CROSS SECTIONS

<h1 style="text-align: center;">FAIRHURST</h1>			
225 Bath Street, LUSKOW, G2 4GZ Tel: 0141 204 8800 Fax: 0141 204 8801			
Scale at A1: 1:500	Status: For Information		
Drawn: KAB	Checked:	Approved:	
Dated: 05/08/14	Date:	Date:	
Drawing No.: 102801/2002	Revision: —		

## **APPENDIX B – Hydrology**

## Flood estimation calculation record

### Introduction

This document is a supporting document to the Environment Agency's flood estimation guidelines. It provides a record of the calculations and decisions made during flood estimation. It will often be complemented by more general hydrological information given in a project report. The information given here should enable the work to be reproduced in the future. This version of the record is for studies where flood estimates are needed at a multiple locations.

Note for analysts: This document contains guidance notes shown in hidden text. If they are not visible, they can be revealed by clicking the Show ¶ button on the toolbar.

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2	Locations where flood estimates required ..... 6
3	Statistical method ..... 7
4	Revitalised flood hydrograph (refh) method ..... 9
5	FEH rainfall-runoff method ..... 10
6	Small catchment methods ..... 11
7	Discussion and summary of results ..... 12
8	Annex - supporting information ..... 14

### Approval

	Signature	Name and qualifications	For Environment Agency staff: Competence level (see below)
Calculations prepared by:		Evelyn Mackay	
Calculations checked by:			
Calculations approved by:			

Environment Agency competence levels are covered in [Section 2.1](#) of the flood estimation guidelines:

- Level 1 – Hydrologist with minimum approved experience in flood estimation
- Level 2 – Senior Hydrologist
- Level 3 – Senior Hydrologist with extensive experience of flood estimation

## ABBREVIATIONS

AM	Annual Maximum
AREA	Catchment area (km <sup>2</sup> )
BFI	Base Flow Index
BFIHOST	Base Flow Index derived using the HOST soil classification
CFMP	Catchment Flood Management Plan
CPRE	Council for the Protection of Rural England
FARL	FEH index of flood attenuation due to reservoirs and lakes
FEH	Flood Estimation Handbook
FSR	Flood Studies Report
HOST	Hydrology of Soil Types
NRFA	National River Flow Archive
POT	Peaks Over a Threshold
QMED	Median Annual Flood (with return period 2 years)
ReFH	Revitalised Flood Hydrograph method
SAAR	Standard Average Annual Rainfall (mm)
SPR	Standard percentage runoff
SPRHOST	Standard percentage runoff derived using the HOST soil classification
Tp(0)	Time to peak of the instantaneous unit hydrograph
URBAN	Flood Studies Report index of fractional urban extent
URBEXT	FEH index of fractional urban extent
WINFAP-FEH	Windows Frequency Analysis Package – used for FEH statistical method

## 1 Method statement

### 1.1 Overview of requirements for flood estimates

Item	Comments
Purpose of study Approx. no. of flood estimates required Peak flows or hydrographs? Range of return periods and locations. Approx. time available	Estimates required for flood risk assessment of proposed development adjacent to the Ruthven Water at Auchterarder. Peak flows required for the 2, 5, 10, 25, 50, 100, 200, 500 year event and 200 year event with 20% increase for climate change.

### 1.2 Overview of catchment

Item	Comments
Brief description of catchment, or reference to section in accompanying report	The Ruthven Water is a tributary to the River Earn and flows east through Auchterarder and Aberuthven. Its catchment drains part of the Ochil Hills which lie to the south of the watercourse.

### 1.3 Source of flood peak data

Was the HiFlows UK dataset used? If so, which version? If not, why not? Record any changes made	Yes – Version 3.3.2
---	---------------------

### 1.4 Gauging stations (flow or level)

(at the sites of flood estimates or nearby at potential donor sites)

Water-course	Station name	Gauging authority number	NRFA number (used in FEH)	Grid reference	Catchment area (km <sup>2</sup> )	Type (rated / ultrasonic / level...)	Period of record
Ruthven Water	Ruthven Water@Aberuthven	16007		NN975153	50	VA	1990-2005

### 1.5 Data available at each flow gauging station

Station name	Period of data in HiFlows-UK	Update for this study?	Suitable for QMED?	Suitable for pooling?	Data quality check needed?	Other comments on station and flow data quality
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Station name	Period of data in HiFlows-UK	Update for this study?	Suitable for QMED?	Suitable for pooling?	Data quality check needed?	Other comments on station and flow data quality
Give link/reference to any further data quality checks carried out						

## 1.6 Rating equations

Station name	Type of rating e.g. theoretical, empirical	Rating review needed?	Reasons
Give link/reference to any rating reviews carried out			

## 1.7 Other data available and how it has been obtained

Flow gaugings (if planned to review ratings)	None
Historic flood data	To be obtained from Perth and Kinross Council
Flow data for events	none
Rainfall data for events	none
Results from previous studies (e.g. CFMPs, Strategies)	No known studies
Other data or information (e.g. groundwater, tides)	none

## 1.8 Initial choice of approach

Is FEH appropriate? (it may not be for very small, heavily urbanised or complex catchments) If not, describe other methods to be used.	Yes.
Outline the <a href="#">conceptual model</a> . Where are the main sites of interest? What is likely to cause flooding at those locations? (peak flows, flood volumes, combinations of peaks, groundwater, snowmelt, tides...) Might those locations flood from runoff generated on part of the catchment only, e.g.	<ol style="list-style-type: none"> <li>1. Site of interest located just downstream of Abbey Road bridge crossing. There is a disused building located there at present.</li> <li>2. Likely cause of flooding to this area is peak flows</li> </ol>

downstream of a reservoir? Is there a need to consider temporary debris dams that could collapse?	
Any unusual catchment features to take into account? e.g. <ul style="list-style-type: none"> <li>highly permeable (SPRHOST&lt;20%) – avoid ReFH, use permeable catchment adjustment for statistical method</li> <li>highly urbanised – prefer FEH statistical, or consider alternative methods</li> <li>pumped watercourse – consider lowland catchment version of rainfall-runoff method</li> <li>major reservoir influence (FARL&lt;0.90) – consider flood routing</li> <li>extensive floodplain storage – consider choice of method carefully</li> </ul>	No
Initial <a href="#">choice of method(s)</a> and reasons Will the catchment be split into subcatchments? If so, how?	Flow estimates using FEH statistical method. The Ruthven Water gauge data used to improve Qmed estimate using data transfer
Software to be used (with version numbers)	FEH CD ROM 3 WINFAP FEH - 3

## 2 Locations where flood estimates required

The table below lists the locations of subject sites. The site codes listed below are used in all subsequent tables to save space.

### 2.1 Summary of subject sites

Site code	Watercourse	Site	Easting	Northing	AREA on FEH CD-ROM (km <sup>2</sup> )	Revised AREA if altered
RUTH01	Ruthven Water	Where Abbey road crosses watercourse	295519	712849	23.48	23.48
Reasons for choosing above locations						

### 2.2 Important catchment descriptors at each subject site (incorporating any changes made)

Site code	FARL	PROPWET	BFIHOST	DPLBAR (km)	DPSBAR (m/km)	SAAR (mm)	SPRHOST	URBEXT (2000)
RUTH01	0.987	0.59	0.587	6.04	141	1242	36.13	0.0262

### 2.3 Checking catchment descriptors

Record how catchment boundary was checked and describe any changes (refer to maps if needed)	Catchment boundary was check using the OS Open data – 1:50 000
Record how other catchment descriptors (especially soils) were checked and describe any changes. Include before/after table if necessary.	WRAP maps from FSR were checked. The study area has WRAP class 3
Source of URBEXT	URBEXT <sub>2000</sub>
Method for updating of URBEXT	CPRE formula from FEH Volume 4

### 3 Statistical method

#### 3.1 Overview of estimation of QMED at each subject site

Site code	Method <sup>(1)</sup>	Initial estimate of QMED (m <sup>3</sup> /s)	AM or POT	Data transfer		Final estimate of QMED (m <sup>3</sup> /s)
			Adjustment for climatic variation? <sup>(2)</sup>	NRFA numbers for donor/analogue sites used (see 3.4) and reasons for choice <sup>(3)</sup>	QMED adjustment factor	
RUTH01	CD	8.921		16007 used as a donor site for Data transfer. Chosen because it is located further downstream from the site of interest	1.00006	8.922
Are the values of QMED consistent, for example at confluences?						
<b>Notes</b> 1. Methods: AM – Annual maxima; POT – Peaks over threshold; DT – Data transfer; CD – Catchment descriptors alone. 2. Give details of any adjustment for climatic variation below. 3. If more than one donor or analogue has been used, give the weights used in the averaging.						

#### 3.2 Search for donor or analogue sites for QMED

<b>Comment on potential donor sites</b>	16007 chosen for donor site as it is located downstream of site of interest.
<b>Method for seeking out analogue sites</b>	

#### 3.3 Characteristics of potential donor and analogue sites

Subject sites needing donors or analogues						
Site code	AREA	FARL	BFIHOST	SAAR	SPRHOST	URBEXT
RUTH01	23.48	0.987	0.587	1242	36.13	0.0262

Potential donors and analogues								
NRFA no.	Watercourse	Station	AREA	FARL	BFIHOST	SAAR	SPRHOST	URBEXT
16007	Ruthven Water	Aberuthven	48.11	0.988	0.581	1243	0.581	0.0133

### 3.4 Decision on choosing or rejecting donor and analogue sites

NRFA no.	Reasons for choosing or rejecting (mention location, catchment properties, data quality...)	Method (AM or POT)	Adjustment for climatic variation?	QMED from flow data (A)	QMED from catchment descriptors (B)	Adjustment ratio (A/B)
16007	Chosen because it is located downstream of site of interest. Catchment 48.11km <sup>2</sup> therefore suitable for DT	n/a	n/a	28.7	16.864	1.702

### 3.5 Derivation of pooling groups

The composition of the pooling groups is given in the Annex. Several subject sites may use the same pooling group.

Target return period (years) for all pooling groups			100	
Name of group	Site code for which group derived	Changes made to default pooling group, with reasons Note also any sites that were investigated but retained in the group.	Distribution and reason for choice	Parameters (before urban adjustment) Note any permeable catchment adjustments
RUTH01		Removed 44008 S <sup>th</sup> Winterbourne@W'bourne Steepleton – chalk catchment, SPRHOST=19.55 Removed 48009 St neot@Craigshill Wood – L-moments negatively skewed and record length a little short at 12 years	GL – marked by winfap as giving acceptable fit	L-CV = 0.215 L-skew = 0.204

### 3.6 Derivation of flood growth curves at subject sites

Site code	Method: SS – Single site P – Pooled J – Joint analysis	If P or J, name of pooling group (3.5)	If SS, distribution used and reason for choice If J, details of averaging	If SS, parameters of distribution (location, scale and shape)	Growth factor for 100-year return period
RUTH01	P	Ruthven		Location: 1.00 Scale: 0.216 Shape: -0.204	2.643

### 3.7 Flood estimates from the statistical method

Site code	Flood peak (m <sup>3</sup> /s) for the following return periods (in years)								
	2	5	10	25	50	100	200	200+20 %	500
RUTH01	8.923	12.009	14.263	17.536	20.365	23.586	27.274	32.72	33.004



## 5 FEH rainfall-runoff method

### 5.1 Parameters for FEH rainfall-runoff model

Methods:

- FEA : Flood event analysis
- LAG : Catchment lag
- DT : Catchment descriptors with data transfer from donor catchment
- CD : Catchment descriptors alone
- BFI : SPR derived from baseflow index calculated from flow data

Site code	Rural (R) or urban (U)	Tp(0): method	Tp(0): value (hours)	SPR: method	SPR: value (%)	BF: method	BF: value (m <sup>3</sup> /s)	If DT, numbers of donor sites used (see Section 5.2) and reasons
RUTH01	R	CD	2.851	BFI	37.42	CD	0.869	

### 5.2 Donor sites for FEH rainfall-runoff parameters

N o.	Watercourse	Station	Tp(0) from data (A)	Tp(0) from CDs (B)	Adjustment ratio for Tp(0) (A/B)	SPR from data (C)	SPR from CDs (D)	Adjustment ratio for SPR (C/D)
1								

### 5.3 Inputs to and outputs from FEH rainfall-runoff model

Site code	Storm duration (hours)	Storm area for ARF (if not catchment area)	Flood peaks (m <sup>3</sup> /s) or volumes (m <sup>3</sup> ) for the following return periods (in years)							
			2	5	10	25	50	100	200	500
RUTH 01	6.5		12.56 2	17.40 6	20.505	26.054	30.570	34.986	40.237	48.420
Are the storm durations likely to be changed in the next stage of the study, e.g. by optimisation within a hydraulic model?					Storm durations to be optimised within the hydraulic models					

## 6 Small catchment methods

This section records any estimates of design flows for small catchments using methods other than the FEH. In this case, the Institute of Hydrology Report 124 method has been used as an alternative. Other methods can be added or substituted if needed.

### 6.1 Parameters for IH Report 124 method

Site code	Area (km <sup>2</sup> )	SAAR <sub>4170</sub> (mm)	URBAN (fraction)	Fraction of catchment covered by WRAP class (soil types given on Figure I 4.18 in FSR Volume 5)					Hydrometric area
				1	2	3	4	5	

### 6.2 Flood estimates from the IH Report 124 method at each subject site

Site code	Flood peak (m <sup>3</sup> /s) for the following return periods (in years)								
	2	5	10	25	50	100	200	200+20%	500

## 7 Discussion and summary of results

### 7.1 Comparison of results from different methods

This table compares peak flows from various methods with those from the FEH Statistical method at example sites for two key return periods. Blank cells indicate that results for a particular site were not calculated using that method.

Site code	Ratio of peak flow to FEH Statistical peak					
	Return period 2 years			Return period 200 years		
	FEH Statistical	FEH rainfall-runoff	Other method – IH 124	FEH Statistical	FEH rainfall-runoff	Other method – IH124
RUTH01	8.923	12.564	n/a	27.274	40.237	n/a

### 7.2 Final choice of method

Choice of method and reasons	Rainfall runoff method was chosen over the statistical method as it gave the more conservative estimate. Qmed for the Ruthven Water at Aberuthven was 28.7. The catchment area for the gauge station is 48.11km <sup>2</sup> . This is approximately double the catchment area of the Ruthven Water at Auchterarder (23.48km <sup>2</sup> ). The Rainfall runoff estimate is approximate half of the observed Qmed for Ruthven Water at Aberuthven so this was selected as the more comparable estimate.
------------------------------	--

### 7.3 Assumptions, limitations and uncertainty

List the main <a href="#">assumptions</a> made (specific to this study)	
Discuss any particular <a href="#">limitations</a> , e.g. applying methods outside the range of catchment types or return periods for which they were developed	
Give what information you can on <a href="#">uncertainty</a> in the results, for example in the QMED estimates using FEH 3 12.5 or 13.8	
Comment on the suitability of the results for future studies, e.g. at nearby locations or for different purposes.	
Give any other comments on the study, for example suggestions for additional work.	

### 7.4 Checks

Are the results consistent, for example at confluences?	
What do the results imply regarding the return periods of floods during the period of record?	
What is the range of 100-year	2.6 - yes

growth factors? Is this realistic? (The guidance suggests a typical range of 2.1 to 4.0)	
If 1000-year flows have been derived, what is the range of ratios for 1000-year flow over 100-year flow?	
What range of specific runoffs (l/s/ha) do the results equate to? Are there any inconsistencies?	
How do the results compare with those of other studies?	
Are the results compatible with the longer-term flood history?	
Describe any other checks on the results	

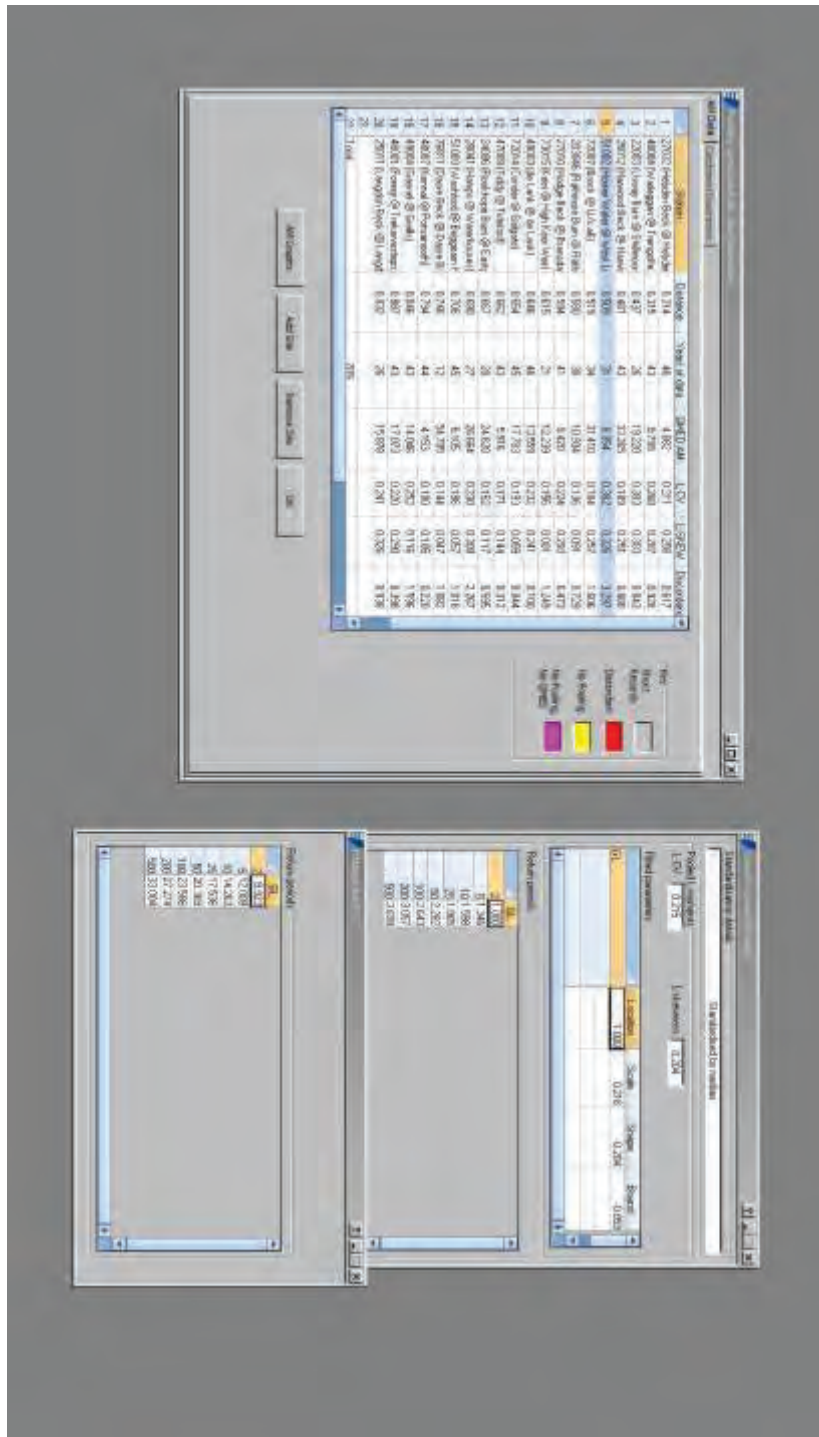
## 7.5 Final results

Site code	Flood peak (m <sup>3</sup> /s) or volume (m <sup>3</sup> ) for the following return periods (in years)								
	2	5	10	25	50	100	200	200+20%	500
RUTH01	12.562	17.406	20.505	26.054	30.570	34.986	40.237	48.284	48.420

If flood hydrographs are needed for the next stage of the study, where are they provided? (e.g. give filename of spreadsheet, name of ISIS model, or reference to table below)	
--	--

## 8 Annex - supporting information

### 8.1 Pooling group composition



## 8.2 Additional supporting information

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**APPENDIX C – CROSS SECTION LOCATIONS AND LABELS**

Milton

RUTH01\_0554

RUTH01\_0592

RUTH01\_0630

RUTH01\_0673

RUTH01\_0694

RUTH01\_0729

RUTH01\_0495

RUTH01\_0339

RUTH01\_0000



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**FAIRHURST**



# 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="Claire Coutts"/>
Organisation/ Community Council	<input type="text" value="Ryden LLP"/>
Building No./Name	<input type="text" value="25"/>
Address	<input type="text" value="Albyn Place"/>
Town/City	<input type="text" value="Aberdeen"/>
Postcode	<input type="text" value="AB10 1YL"/>
Telephone	<input type="text" value="01224 588866"/>
Mobile	<input type="text"/>
Email	<input type="text" value="claire.coutts@ryden.co.uk"/>

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

Name	<input type="text"/>
Organisation	<input type="text" value="Stewart Milne Homes"/>
Building No./Name	<input type="text" value="Osprey House"/>
Address	<input type="text" value="Mosscroft Avenue&lt;br/&gt;Westhill Business Park&lt;br/&gt;Westhill"/>
Town/ City	<input type="text" value="Aberdeenshire"/>
Postcode	<input type="text" value="AB32 6JQ"/>
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"/>
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.

Muirton Coachworks  
Gleneagles  
Auchterarder

**7. Current and Proposed Land Use**

Please describe the current designation and use of the site:

The site is white land within the settlement boundary of Gleneagles.

The site is the former Muirton Coachworks, which previously had a range of stone and corrugated iron buildings which have since been demolished. More recently, the site has illegally been used for the tipping of garden waste.

What land use would you like the site considered for?

The site was previously identified in the Strathearn Local Plan in 2001 as Opportunity Site H35 for housing. The site is currently white land in the Perth and Kinross Local Development Plan 2014 and is therefore considered suitable for residential development under Policy RD1.

It is requested that the site is identified as a brownfield opportunity site for housing which is considered to be the most appropriate use for the site. This would provide a mix of houses as well as affordable housing. Discussions have been held previously with the planning department who were supportive of this.

## 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 provision of appropriate family housing, including affordable housing supports the objective to "give every child the best start in life"

Investment in infrastructure and employment opportunities during construction promotes a "prosperous, inclusive and sustainable economy"

Development of the site will provide an attractive, welcoming, safe and secure environment. It will also result in a high quality, safe and secure neighbourhood designed with the principles of "designing out crime" in mind. The development of the site will encourage energy efficiency through the promotion of siting, form, orientation and the layout of the buildings to realise the benefits of solar energy, passive solar gain, natural ventilation and natural lighting. Construction will meet the requirements of Scottish Building Standards and will meet the target CO2 emission reduction rates (TER) as required by SPP. This supports the objective of "creating 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 proposal will improve an unused, vacant brownfield site and will therefore significantly enhance the area. Houses will be developed, including affordable homes which will meet the requirements of the Strategic Development Plan.

The developer will also contribute to community facilities through Planning Obligations if required in line with Circular 3/2012.

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

No, however, employment opportunities will be created during the construction phase.

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

The previous employment use of the site has long since ceased. The site was previously identified as a residential site in the 2001 Local Plan. There would therefore, be 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.

The site lies within the Strathearn area which has a current requirement in the Approved Strategic Development Plan for 130 houses per annum. These figures have been revised in the new Strategic Development Plan. Although this has not yet been approved, the Main Issues Report identifies a greater rate of house building in the Strathearn area with 135-150 homes required per annum. In addition to this, the fact that Perth and Kinross Council are only looking for potential sites in certain areas, of which Strathearn is one, indicates that there is a potential land supply issue in this area.

Gleneagles lies immediately adjacent to Auchterarder which is a principal settlement within the Strathearn area and should therefore be given consideration for housing to meet the increase in requirements. The site lies within the settlement boundary of Gleneagles, is a brownfield site and is an appropriate location for future development to meet housing need in the 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?**

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.**

The site was previously used as a coachworks, however, this use has now ceased and the buildings have since been demolished on request of the Council after falling into disrepair.

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

No. The buildings on the site were not fit for purpose and have been demolished. The site was cleared at the request of the Council ahead of the Ryder Cup in 2014.

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

Residential property lies immediately to the east and nearby to the south and south west. The Gleneagles resort also lies within close proximity. Residential uses on the site would sit well in the area and significantly improve the site for the benefit of those nearby and create a gateway at an important crossroads.

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

As this is a brownfield site, the proposal to develop residential uses would improve the character of the surrounding area and provide a high quality development in a mature landscape setting when viewed against the backdrop of the adjacent mature deciduous trees.

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

The site is bound by the A823 and the A824 where public transport can be accessed. These roads lead directly to the A9 providing access to Gleneagles Railway Station. The site is within close proximity to Auchterarder, which could be accessed, by walking or cycle along the A824.

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

The site is south facing and can therefore make best use of solar gain. Mature trees adjacent would protect 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.**

Given the brownfield nature of the site, it is currently served by mains water, gas and electricity, all available in the adjacent road. Capacity is not considered to be an issue for the development of this site. It lies within the boundary of the settlement and services could therefore be extended and upgraded if required.

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

The site is bound by the A823 and the A824 where public transport can be accessed. These roads lead directly to the A9 providing access to Gleneagles 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.

No known capacity issues exist.

Junction improvements already implemented to accommodate the expansion of Auchterarder, will benefit this site and allow for easier access.

#### 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 is no risk of flooding on the site as there are no watercourses in the vicinity.

No evidence of overhead lines or other services crossing the site.

SAFEGUARD GREEN INFRASTRUCTURE

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

The proposals will improve the landscape character of the area by significantly improving a vacant brownfield site. A high quality development in a mature landscape setting will be provided, creating a gateway development at an important crossroads.

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

Landscaping will be provided in line with Local Development Plan policy which will allow it to blend into the adjacent mature landscaping setting of 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.

**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 under the control of a house builder who are actively involved with developments in Auchterarder. They are committed to the delivery of further housing land to complement their existing development and to help deliver the housing requirements for the area as identified in the Strategic Development Plan.

## 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 COUNCIL**

**CALL FOR SITES REPORT FOR  
LAND AT MUIRTON  
COACHWORKS, GLENEAGLES**

**On Behalf of  
Stewart Milne Homes North  
Scotland Ltd**

**31 March 2015**

**Ryden Property Consultants  
25 Albyn Place  
Aberdeen  
AB10 1YL  
Tel: 01224 588866  
Fax: 01224 589669**

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<b>2.0</b>	<b>Site Description and Proposals</b>
<b>3.0</b>	<b>Planning History</b>
<b>4.0</b>	<b>Scottish Planning Policy</b>
<b>5.0</b>	<b>Development Plan Considerations</b>
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<b>7.0</b>	<b>Development Justification</b>
<b>8.0</b>	<b>Conclusions</b>

## 1.0 INTRODUCTION

- 1.1 This development bid is submitted on behalf of Stewart Milne Homes North Scotland Limited who have an interest in the former Muirton Coachworks, Gleneagles.
- 1.2 The extant Perth and Kinross Local Development Plan was adopted on 3 February 2014, however, Perth and Kinross Council are now preparing the LDP2 to replace this to ensure there is an adequate supply of land for various uses. As part of their Pre-MIR consultation, Perth and Kinross Council are looking for potential sites for development to be identified. This bid therefore responds to that invitation.
- 1.3 Stewart Milne Homes North Scotland Limited are part of the Stewart Milne Group, founded in Aberdeen in 1975. Since that time the company has grown to become one of the UK's leading privately owned house builders. The company has a commitment to enterprise and innovation meshed with traditional value for quality services. Stewart Milne Homes are currently building houses across the North East of Scotland, Tayside, the Central Belt and the North West of England. In Perthshire they are currently building in Auchterarder, Crieff and Blairgowrie.

## 2.0 SITE DESCRIPTION AND PROPOSALS

- 2.1 This brownfield site, a former coachworks, lies immediately to the north of the village of Muirton as shown in Figure 1, with Auchterarder located further to the east.

**Figure 1: Location Plan**



- 2.2 The site extends to approximately 0.72 hectares (1.8 acres) and is located to the north east of the cross roads of the A823, Crieff to Dunfermline road and the A824, Auchterarder to Gleneagles road. It is bound to the east by the A823 and to the south by the A824. The Gleneagles Hotel and associated golf courses and Gleneagles Equestrian Centre lie immediately to the west beyond the A823. To the north lies agricultural land.
- 2.3 The site itself is bound by mature deciduous trees which provide an effective screen to potential development. Previous development comprised a former coachworks with a range of stone buildings, some with pitched and slated roofs and others with corrugated iron roofs. These were in poor condition and have since been demolished at the request of the Council.
- 2.3 Access to the site is currently taken from the A824 with much of the site comprising areas of hardstanding. In the past it has been used for the unauthorised tipping of garden refuse.
- 2.3 The site falls gradually from the north-west corner in a south easterly direction. Electricity is provided to the centre of the site from where the previous buildings were served. There is no evidence of other electricity lines or services crossing the site.
- 2.4 The proposals involve the designation of the site as a brownfield opportunity site for residential development. The majority of the existing trees on the site would be retained with additional planting where necessary to replace any loss through development. The existing access from the A824 would be retained to service the development. Pedestrian footpaths would link to the A824 and also from the residential properties to the A823 Crieff to Dunfermline Road. Each property would have either access to private garden space or to public amenity space.

### **3.0 PLANNING HISTORY**

- 3.1 The Strathearn Local Plan, adopted in 2001, identified the site as falling within the Gleneagles settlement boundary and was specifically identified as an opportunity site, H31, for housing. It was considered capable of accommodating residential development. However, the site was deleted from the housing land audit due to non-effectiveness. We dispute this was the case.
- 3.2 The site was promoted through the 2014 Local Development Plan process and it was requested that the site be allocated as a housing site to bring back into use a vacant and derelict brownfield site. The Reporter to the LDP concluded that

the site remains within the settlement boundary and should the non-effectiveness be overcome, Policies PM1 and RD1 would allow residential development.

- 3.3 Discussions have taken place with the planning authority regarding a higher density development capable through a mix of town houses and apartments. The principle of that approach was supported by the planning authority.

#### **4.0 SCOTTISH PLANNING POLICY**

- 4.1 Scottish Planning Policy is a statement of Scottish Government policy on how nationally important land use planning matters should be addressed. It advises that planning should take a positive approach to enabling high quality development and make efficient use of land to deliver long term benefits for the public whilst protecting and enhancing natural and cultural resources. Delivering high quality buildings, infrastructure and spaces in the right location helps to provide choice over where to live and style of home, choice as to how to access amenities and services and choice to live more active, engaged, independent and healthy lifestyles (paragraph 14).
- 4.2 Paragraph 29 states that decisions should be guided by the principle of making efficient use of existing capacities and land, buildings and infrastructure and supporting the delivery of accessible housing. Planning should direct the right development to the right place and to achieve this, decisions should be guided by principles, including the re-use or re-development of brownfield land before new development takes place on greenfield sites (paragraph 40).
- 4.3 Planning should support development that demonstrates the six qualities of a successful place. One of these is resource efficiency. Paragraph 45 states that this is development that re-uses or shares existing resources. This can mean denser developments that share infrastructure and amenity with adjacent sites.
- 4.4 Paragraph 109 deals with enabling the delivery of new homes and states that house building makes an important contribution to the economy. Planning can help address the challenges facing the housing sector by providing a positive and flexible approach to development.
- 4.5 In terms of the delivery of new homes, paragraph 117 deals with the housing land requirement and states that this can be met from a number of sources, including a proportion of windfall development.

- 4.5 SPP promotes sustainable and active travel. As a result, the planning system should support patterns of development that optimise the use of existing infrastructure, reduce the need to travel; and provide safe and convenient opportunities for walking and cycling for both active travel and recreation and facilitate travel by public transport.

## **5.0 DEVELOPMENT PLAN CONSIDERATIONS**

- 5.1 The extant Development Plan comprises the TAYplan approved by Scottish Ministers on 8 June 2012 along with the Perth and Kinross Local Development Plan which was approved on 3 February 2014.
- 5.2 The TAYplan identifies a requirement for 130 homes per year in the Strathearn area, within which the site lies. The TAYplan is currently under review and the Main Issues Report published in April 2014 considers two options for the level of new housing to plan for. Option One considers 135 homes per year in the Strathearn Area, with Option Two increasing this to 150 homes per year. The Proposed TAYplan, approved by Area Committees for publication in May, specifies a housing supply target of 135 per homes annually. This will require a higher rate of residential development over and above what has been allocated through the current Local Development Plan and as a result, dictates that additional land be allocated for housing in the Strathearn area. Stewart Milne Homes intend to object to this proposed figure in due course.
- 5.3 In identifying the effective housing land supply capable of delivering the housing land requirements identified in the TAYplan, the Local Development Plan identifies 10% of the housing land requirement as expected windfall sites. . This equates to 180 houses. This will mean more windfall sites being developed. We have argued through previous representations that more allocations should go to Auchterarder than Crieff due to strategic transport links and greater levels of demand.

## **6.0 SERVICES**

- 6.1 Given the previously developed nature of the site it is currently served by mains water, gas and electricity, all available in the adjacent road. It is understood that the Auchterarder Waste Water Treatment Works have been enhanced to provide drainage capacity to accommodate this site. The site enjoys easy access to the A9 via the Loanhead junction which is scheduled for improvements to the south bound slip road to accommodate the wider expansion of Auchterarder.

- 6.2 The site is at no risk from flooding as there are no adjacent water courses and would be developed with adequate flood mitigation measures to the satisfaction of SEPA. Primary and secondary school provision is available in Auchterarder, both of which currently have adequate capacity to accommodate the development proposed.

## **8.0 DEVELOPMENT JUSTIFICATION**

- 8.1 The site was previously identified as an opportunity site for housing, but was deleted from the Housing Land Audit due to non-effectiveness. Nevertheless, it remained in the settlement boundary of Gleneagles, with the development of such sites supported through Local Development Plan Policy PM1 and RD1. Accordingly, the principle of redeveloping this brownfield site is firmly established.
- 8.2 Due to the developer backing that this site benefits from, it is argued that the non-effectiveness of the site is not an issue and the identification of the site as a brownfield opportunity site for residential development would give the developer confidence in moving forward with the development of a high quality residential development. This site would comprise windfall development, which Perth and Kinross Council have made a 10% allowance for in their Local Development Plan. Further windfall sites will be capable of coming forward due to the higher housing requirements coming forward through the review of the TAYplan.
- 8.4 The development of this site would fully accord with Scottish Planning Policy which seeks to maximise the reuse of existing brownfield sites. It would make efficient use of the land and the infrastructure that already exists on the site. There are therefore no servicing difficulties associated with the site and any development complies with SPP on delivering the right development to the right place.
- 8.3 The development bid site occupies an important and high profile location in close proximity to a major tourist attraction. Bringing this vacant, brownfield site back into use would deliver environmental benefits by improving the amenity of the site for the benefit of the wider area. The retention and enhancement of the woodland on the periphery of the site will minimise any adverse landscape and visual impacts. In particular, the retention of the woodland on the northern boundary will screen views of the properties on the southern approach to Gleneagles on the A823. Whilst there will be a relatively open aspect to the south east, this lies at an important junction and this will require to be reflected in

the quality of development, which will be significantly higher than that previously onsite.

- 8.5 Delivering high quality housing in this location would support the delivery of accessible housing due to its proximity to existing roads, footpaths and public transport. This reduces the need to travel and provides safe and convenient opportunities for walking and cycling in line with SPP. The development of this site will also provide a choice of location and tenure of housing. This, in turn provides choice as to how to access amenities and services and choice to live more active, engaged, independent and healthy lifestyles. This also complies with Scottish Planning Policy.

## **9.0 CONCLUSIONS**

- 9.1 In summary, it is considered that the site at the former Muirton Coachworks is capable of accommodating a high quality residential development which will bring back into use a vacant brownfield site. The non-effectiveness of the site has been overcome due to the house builder's commitment to redevelop brownfield sites. The principle of residential development on the site is supported through current Local Development Plan Policies.
- 9.2 Nevertheless, the site should be identified as a brownfield opportunity site within the forthcoming Local Development Plan. This would provide confidence to the developer in taking their proposals forward. Development would make efficient use of existing infrastructure and services already in place and will support the delivery of a choice of accessible housing.
- 9.3 A high quality residential development on this site will significantly enhance the area making an important contribution to the amenity of the area. The retention and enhancement of the woodland on the periphery of the site, particularly the northern boundary will mitigate any landscape and visual impacts.
- 9.3 Services are available in the immediate vicinity of the site and it is understood that there is adequate capacity to accommodate the scale of development proposed.
- 9.4 On the basis of all of the foregoing, Stewart Milne Homes North Scotland Limited request that favourable consideration be given to the proposals.



# 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="James Lochhead"/>
Organisation/ Community Council	<input type="text" value="Lochhead Consultancy"/>
Building No./Name	<input type="text" value="Millhole Farm"/>
Address	<input type="text" value="Murthly"/>
Town/City	<input type="text" value="Perth"/>
Postcode	<input type="text" value="PH1 4LG"/>
Telephone	<input type="text" value="01738 710053"/>
Mobile	<input type="text" value=""/>
Email	<input type="text" value="james@lochheadconsultancy.co.uk"/>

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

Name	<input type="text" value=""/>
Organisation	<input type="text" value="Muir Homes"/>
Building No./Name	<input type="text" value="Muir House"/>
Address	<input type="text" value="Belleknowes Industrial Estate"/>
Town/ City	<input type="text" value="Inverkeithing"/>
Postcode	<input type="text" value="KY11 1HY"/>
Telephone	<input type="text" value="01383 416196"/>
Mobile	<input type="text" value=""/>
Email	<input type="text" value=""/>

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

Name	<input type="text" value="Muir Homes"/>	Postcode	<input type="text" value=""/>
organisation	<input type="text" value=""/>	Telephone	<input type="text" value=""/>
Building No./Name	<input type="text" value=""/>	Mobile	<input type="text" value=""/>
Address	<input type="text" value="As above"/>	Email	<input type="text" value=""/>
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.

Castlemains North  
Auchterarder

See attached plan for location and phasing.

**7. Current and Proposed Land Use**

Please describe the current designation and use of the site:

Agricultural.

What land use would you like the site considered for?

Residential.

## 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?

Castlemains North represents the logical future expansion area for Auchterarder for both the first and second period of the new Local Development Plan. It would provide a means of linking the new sports facilities with the land already designated for housing site and currently under construction. Muir Homes currently have consent in principle for a total of 223 houses (of which 167 are private) and detailed consent for 147 houses. Work on physically building houses started in January 2014. Since then 40 houses have either been sold or reserved. Furthermore Muir Homes have been awarded the contract from Perth and Kinross Council to construct 10 houses for social rent. At this rate of construction (35 houses per annum), the consented site, known as Castlemains South, will be completed in three and a half years i.e. in 2018. Continuity of supply together with the advantages of linking houses to facilities provides a compelling argument that the future growth of the town should be within Castlemains North.

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

The proposal will enhance and integrate the proposed sports facilities into the built up area of Auchterarder. The sports facilities are to be provided on completion of the 467 house within the Auchterarder Development Framework and there is a fantastic opportunity to plan for the full integration of all the facilities within the town boundary with key paths and cycle networks.

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

Yes, through the construction phases.

**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 development created by the Auchterarder Development Framework is a rare success story of public/private partnership. Significant private sector money has been spent creating new infrastructure to allow the development to proceed. The build rate and sales being achieved by Muir Homes indicate that Castlemains South will be completed in 2018, the start period for the new Local Development Plan. Thereafter there is an opportunity to link facilities to housing in a coordinated and planned fashion as outlined above.

**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.**

None.

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

No.

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

The proposal adjoins the proposed playing fields to the north and proposed housing to the south, currently under construction.

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

The proposed site and suggested use for housing forms a logical infill site between the sports facilities and existing/proposed housing which would allow connections between these uses through the creation of green networks.

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

The site is within easy walking distance of existing and proposed facilities and the town centre. No other potential direction of growth in Auchterarder is so well placed in terms of sustainable transport.

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

Yes.

**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.**

Yes. Through the implementation of the Auchterarder Development Framework.

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

The site would link and connect to the existing and proposed road network. Gleneagles railway station is a short 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.

None that I am aware of in light of previous investment by Muir Homes in the local infrastructure.

#### 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.

A very small area of the site is affected by a pipeline consultation zone adjacent to the proposed sports facility. This can be easily accommodated within the overall development.

## SAFEGUARD GREEN INFRASTRUCTURE

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

The proposal represents a logical direction of growth for the town. The landscape character of the area will significantly change once Castlemains South and the sports facilities are completed leaving an obvious 'gap site' between these two uses. Trees have already been planted along the northern boundary of the site creating a sense of containment.

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

The proposal will add to the green network through the creation of paths and cycle ways

### 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.

None.

## 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.

The site is in the single ownership of Muir Homes and can provide an effective contribution to the future housing supply.

**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).

See attached plan indicating the suggested phasing of the site. A common sense and pragmatic approach has been taken in this regard. The site is in the ownership of Muir Homes who have a track record in delivering quality homes of all tenures in Auchterarder.

## 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

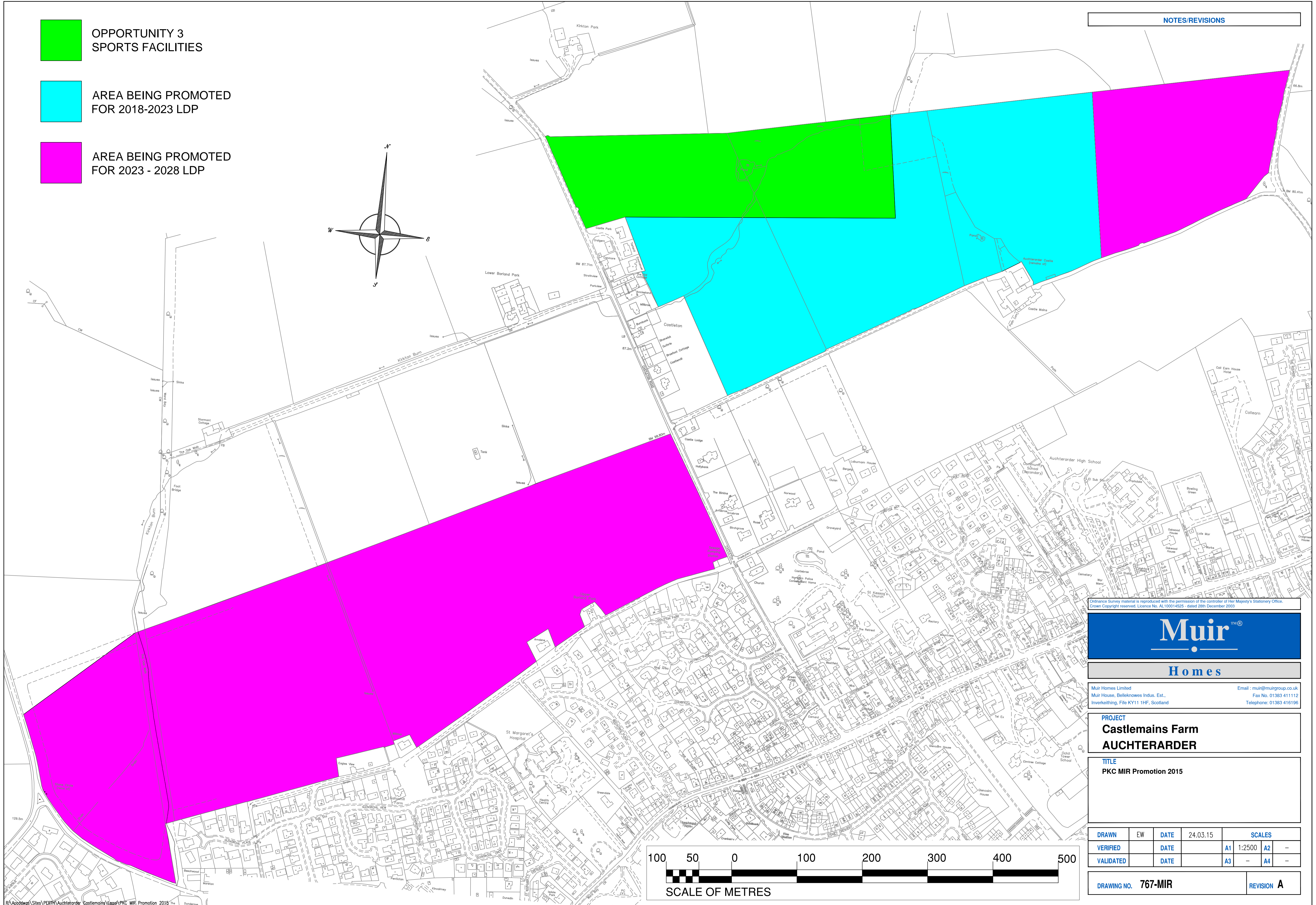
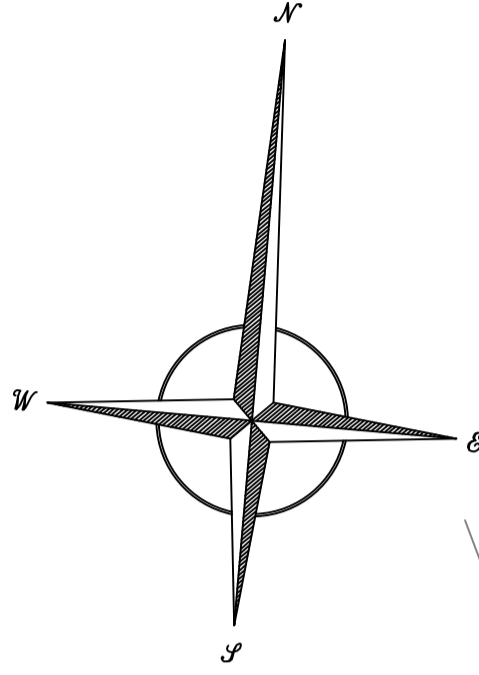
The Call for Sites process will run from Tuesday 20 January 2015 for 10 weeks. Completed Submissions must be received by Tuesday 31 March 2015.

OPPORTUNITY 3  
SPORTS FACILITIES

AREA BEING PROMOTED  
FOR 2018-2023 LDP

AREA BEING PROMOTED  
FOR 2023 - 2028 LDP

NOTES/REVISIONS



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**Homes**

Muir Homes Limited  
Muir House, Belleknowes Indus. Est.,  
Inverkeithing, Fife KY11 1HF, Scotland

Email : [muir@muirgroup.co.uk](mailto:muir@muirgroup.co.uk)  
Fax No. 01383 411112  
Telephone: 01383 416196

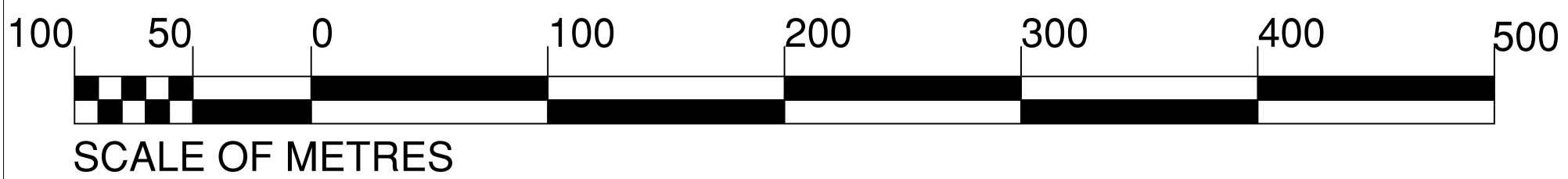
**PROJECT**  
**Castlemaains Farm**  
**AUCHTERARDER**

**TITLE**  
**PKC MIR Promotion 2015**

DRAWN	EW	DATE	24.03.15	SCALES			
VERIFIED		DATE		A1	1:2500	A2	—
VALIDATED		DATE		A3	—	A4	—

DRAWING NO. **767-MIR**

REVISION **A**





# 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="Stephen Ward"/>
Organisation/ Community Council	<input type="text" value="Stephen Ward Town Planning a"/>
Building No./Name	<input type="text" value="Jocely House"/>
Address	<input type="text" value="Jocelyn Street"/>
Town/City	<input type="text" value="Dundalk Co. Louth"/>
Postcode	<input type="text" value="Ireland"/>
Telephone	<input type="text" value="00353 42 9329791"/>
Mobile	<input type="text"/>
Email	<input type="text" value="sward@wardconsult.com"/>

#### 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="Ireland"/>
organisation	<input type="text" value="ABP Development Group"/>	Telephone	<input type="text" value="+353 41 685 0200"/>
Building No./Name	<input type="text"/>	Mobile	<input type="text"/>
Address	<input type="text" value="ABP Food Group,&lt;br/&gt;John Street, Ardee, County&lt;br/&gt;Louth, Ireland."/>	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.

ABP, Ruthvenfield Road, Inveralmond  
Industrial Estate, Perth PH1 3XB.

**7. Current and Proposed Land Use**

Please describe the current designation and use of the site:

The site is currently used for industrial purposes.  
In the current Local Development Plan 2014 the site is identified as 'Employment' land and affected by policy ED1A.

What land use would you like the site considered for?

This submission seeks to maintain the site as 'Employment' land. Adjoining land uses should be compatible with industrial 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?

Maintaining the site's designation for 'employment' use will assist in safeguarding an established food production plant which provides employment to the local area.

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

The site's continued designation for 'employment' use will assist in ensuring the continued operation of the ABP Plant and thereby safeguarding employment.

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

It will continue to be a major employer to the local area.

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

No. It is sought to protect 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.

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.**

n/a

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

Buildings on site will continue to be used.

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

The site is within an established industrial estate and this is conducive to the continued successful operation of the plant. ABP would be concerned with potential encroachment of non employment uses towards the Plant. Amongst the reasons for this concern is the potential for future conflict due to non compatible land uses encroaching on the Plant. ABP considers non-compatible land uses to include uses that attract significant numbers of the general public to the area and would include uses such as restaurants, retailing, car-showrooms and hotels.

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

The site is within an established industrial estate and is compatible with surrounding industrial uses.

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

Existing road network is adequate to cater for transport needs of site.

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

The site has a long southern frontage making it possible to capitalise on passive solar gain. Mature trees surrounding the site provide some protection from 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.**

n/a

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

Existing road network is adequate to cater for transport needs of site. Site is near to 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.

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.

n/a

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

Continued operation of Plant will not change landscape character of 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 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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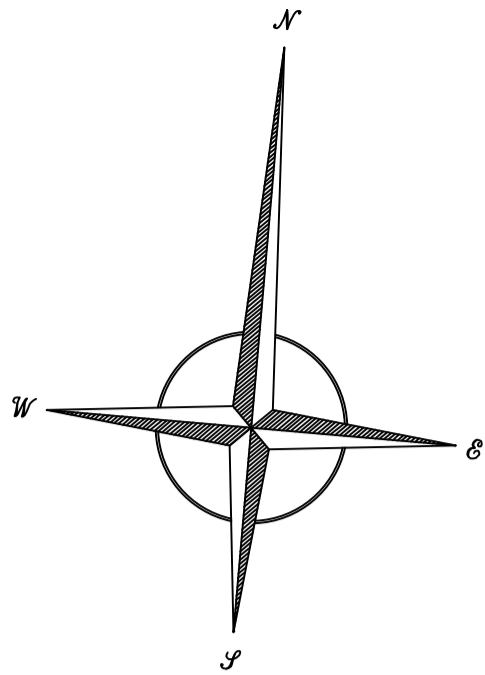
Completed Submission forms and location plans should be addressed to  
[developmentplan@pkc.gov.uk](mailto:developmentplan@pkc.gov.uk)

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.

AREA BEING PROMOTED  
FOR 2023 - 2028 LDP



29.38 Hectares

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Homes

Muir Homes Limited  
Muir House, Belleknowes Indus. Est.,  
Inverkeithing, Fife KY11 1HF, Scotland

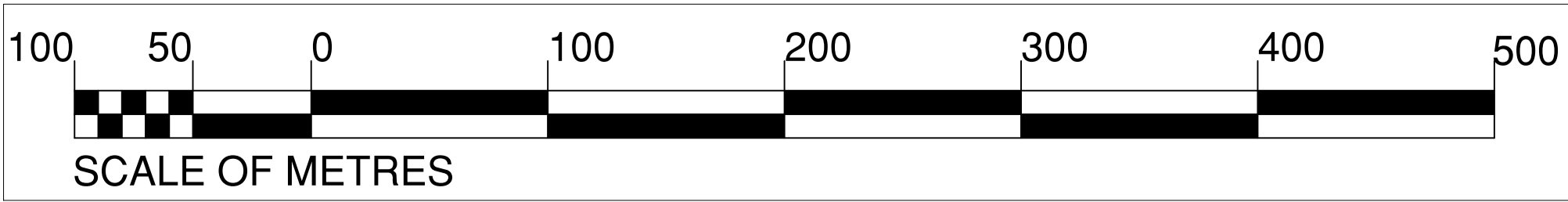
Email : [muir@muirgroup.co.uk](mailto:muir@muirgroup.co.uk)  
Fax No. 01383 411112  
Telephone: 01383 416196

PROJECT  
Gallowhill / Easthill  
AUCHTERARDER

TITLE  
PKC MIR Promotion 2015

DRAWN	EW	DATE	24.03.15	SCALES			
VERIFIED		DATE		A1	1:2500	A2	—
VALIDATED		DATE		A3	—	A4	—

DRAWING NO.	767-MIR-01	REVISION	
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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="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=""/>
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" value=""/>
Email	<input type="text" value=""/>

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

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

3.8

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 at Cowden Road (H58), Comrie.

**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 H58. Allocation is in a sensible location and access is readily available.

## 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 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 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).

Support for allocation H58 and assurance of delivery in the Plan period. Allocation is in a sensible location and access is readily available.

## 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.



# 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="Rod McCrae"/>
Organisation/ Community Council	<input type="text" value="McCrae &amp; McCrae Ltd"/>
Building No./Name	<input type="text" value="12"/>
Address	<input type="text" value="Abbey Park Place"/>
Town/City	<input type="text" value="Dunfermline"/>
Postcode	<input type="text" value="KY4 7PD"/>
Telephone	<input type="text" value="01383722454"/>
Mobile	<input type="text" value="07711561814"/>
Email	<input type="text" value="info@mccraemccrae.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="James Tainch"/>	Postcode	<input type="text"/>
organisation	<input type="text" value="Farmer"/>	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.

PH7 3RP  
Field lying to the east of Crieff High School

**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?

Housing, retail and public bar/restaurant.

The site is within the Strathearn area which is one of the two towns in the Strathearn Housing market area which sites have been specially called for within the Tay 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 proposed site lies adjacent to the new Crieff High School (Strathearn Community Campus) so it's within easy walking and cycling distance. This will encourage children to walk to school thus promoting sustainability and reducing pollution. It will encourage children to lead an independent healthy and active life. It will encourage use of the High School sports facilities outwith School hours and will create a sustainable place for future generations to live in.

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

Playgrounds, walkways and open space could be created within the 4.69 hectare area. the close proximity of the land to the school would support extra curriculum activities at the School (football club, brownies, scouts) etc. A retail shop would reinforce a distinctive and needed facility much nearer the expensive new housing to the south west of Crieff and help the community.

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

A supermarket would create permanent employment. New housing would require extra Council personnel to service it (bins, road maintenance etc.). New gardeners. Housing requires to be built by builders and they require to be maintained in the future.

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.

The proposal development will support a designated national priority in 14 National Planning Framework 3 (June 2014) support sustainable economic growth and the transition to a low carbon economy.

A spatial priority in Tay Plan (June 2012) Perth already has too much traffic, pollution and traffic problems.

Crieff had significant infrastructure investment. Further development allocation should be focussed on settlements like Crieff.

Crieff is designated as a tier 2 settlement in the Tay Plan (2012) as it has the potential to make a major contribution to the regional economy but will accommodate a smaller share of the regions actual development.

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 located in one of the two towns referred to as needing more potential housing sites within Strathearn.

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?**

Not in green belt.

**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

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

No

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

There is an unsightly 3.5acre property to the north of the field. It is owned by Guthrie & Robertson builders who would be more inclined to develop their land if a) They had a drainage outfall b) They received ransom money allowing road access into the Wester Kincardine Smallholdings to allow it to be developed for housing.

James Tainch who is promoting this site also owns one of the smallholdings.

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

There is extensive new housing to the north of the site which provides a demand for a shop/pub/restaurant. The school to the west would also support a restaurant outlet. There is a demand for more housing in the area. The development of this area would not affect the High Street detrimentally.

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

The site is adjacent and to the east of the new High School which will reduce the need to travel and encourage travel via walking and cycling. There is also a route to the north east which gives more direct access to the High Street. The development will encourage cars to exit Crieff from the south east towards Perth. This will spread the vehicle movements eastwards as there are two other roads to the east.

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

The site is fairly flat to being slightly south facing. Trees and hedging could be planted along the south perimeter but the field is low lying so it is not affected by winds very much.

**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.**

Yes, general applications have been made.

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

There is new housing to the north of the proposed site and a new High School to the west of the sites.

James Tainch would allow access through the proposed field up to his northmost smallholding. In the long term this could be continued up through Kincardine Farm up to the other public road thus creating a partial eastern bypass. There is no railway service in Crieff.

**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 site would promote walking and cycling to school. The nearby roads are flat and would encourage cycling into the country. Public transport is up at the High Street which is 900 metres away. This is further away from the houses than the school.

#### **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 local workings, contamination, flood risk, overhead powerlines, health and safety exclusion zones. I am a Chartered Surveyor and planning consultant but if needs be I could provide proof from an appointed Civil Engineer and mineral working maps.

## SAFEGUARD GREEN INFRASTRUCTURE

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

The field is fairly flat and sits at the same level as the High School. An unclassified public road runs along the south boundary of the field. There is open countryside to the south and east with good access to Auchterarder and Perth.

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

Parkland paths and open spaces could link in with the strip of green space to the east of the new housing to the north. Phased development of Wester Kincardine Holdings and Kincardine Farm could create planned corridors of pedestrian and road access up the eastern edge of Crieff to form a 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.

It would not

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.

Developers have shown interest in the site. Sainsburys other retail outlets and a number of housing developers are actively appraising the site which is being promoted by McCrae & McCrae 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).

We intend to deliver specific option agreements with retail and housing companies.

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

Further information

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PH1 5GD

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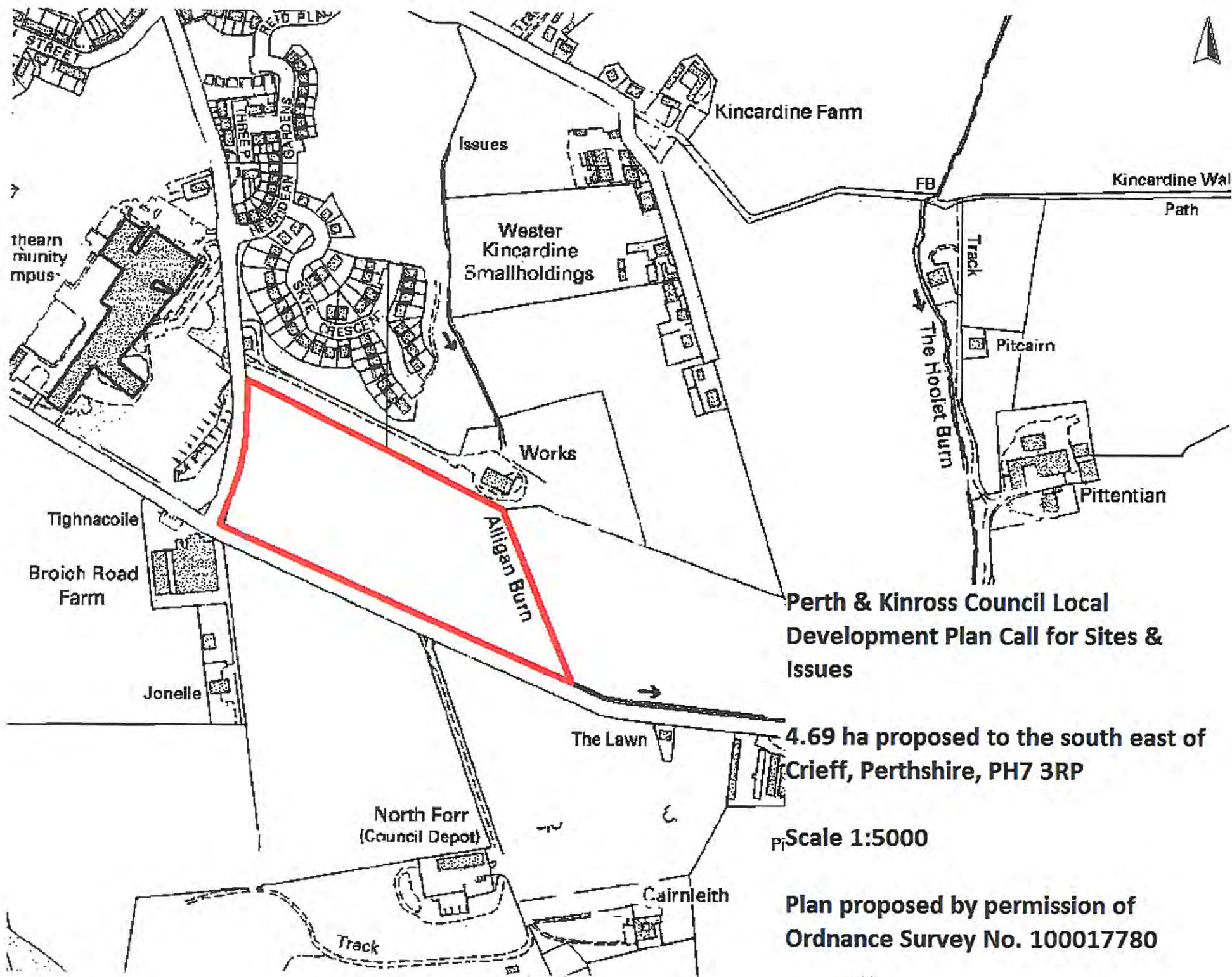
Traffic, Bicycling, Directions



Sign in

Map

Google

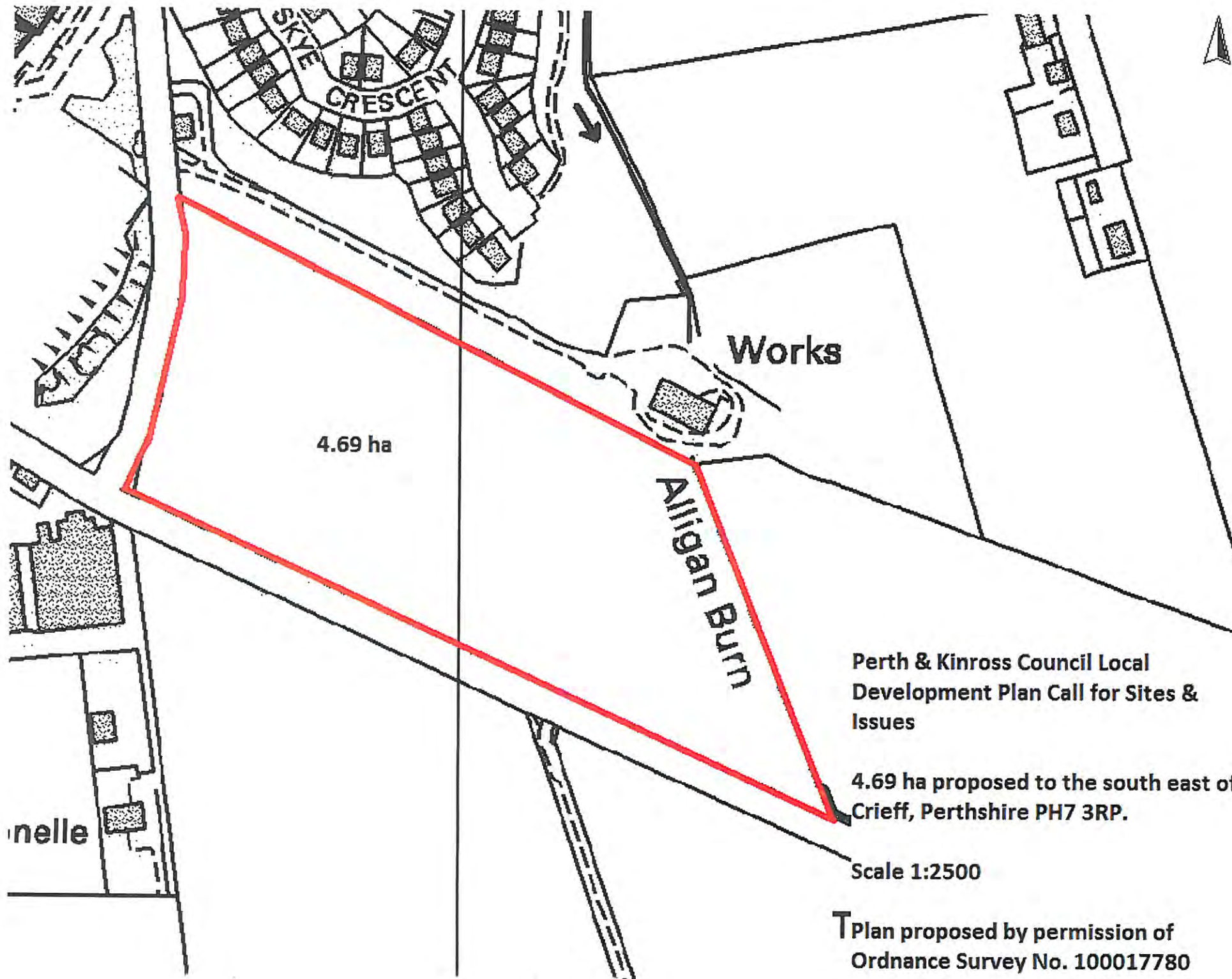


**Perth & Kinross Council Local  
Development Plan Call for Sites &  
Issues**

**4.69 ha proposed to the south east of  
Crieff, Perthshire, PH7 3RP**

**Scale 1:5000**

**Plan proposed by permission of  
Ordnance Survey No. 100017780**





# 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="Thomas Devlin"/>
Organisation/ Community Council	<input type="text" value="I&amp;H Brown"/>
Building No./Name	<input type="text"/>
Address	<input type="text" value="PO Box 51"/> <input type="text" value="174 Dunkeld Road"/>
Town/City	<input type="text" value="Perth"/>
Postcode	<input type="text" value="PH1 3AA"/>
Telephone	<input type="text" value="01738 637171"/>
Mobile	<input type="text" value="07775818233"/>
Email	<input type="text" value="tommy.devlin@ihbrown.com"/>

#### 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"/>
organisation	<input type="text" value="I&amp;H Brown"/>	Telephone	<input type="text"/>
Building No./Name	<input type="text"/>	Mobile	<input type="text"/>
Address	<input type="text" value="same as above"/>	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 south west of Aberuthven village as outlined in red on the attached plan.

Grid Ref: NN 97438 15105

Postcode: PH3 1jf

**7. Current and Proposed Land Use**

Please describe the current designation and use of the site:

The proposed site consists largely of arable land immediately adjacent to the Aberuthven settlement envelope as identified in the LDP. The site is bound on the east by the Ruthven Water, lies lower than the Main Road, with St. Kattans Chapel located on higher ground.

It should be noted that the LDP further identifies scope for future development south west of the existing E29 designation at Aberuthven and although the noted designation does not relate directly to our proposed site it does note a capacity for further residential development at Aberuthven.

What land use would you like the site considered for?

Residential development.

## 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?

This site is located adjacent to the existing settlement of Aberuthven. The residential component will help support future commercial and industrial development within the E29 site, contributing to a live work community.

This conforms to the objectives of the Community Plan by creating a sustainable residential development promoting a prosperous, inclusive and sustainable economy.

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

The designed 5 ha site located at E29, as per the LDP, will provide the settlement with locally based future commercial and employment opportunities, within walking and cycling distance of our proposed site.

An increase in the local population will support local enterprise objectives strengthening the local economy.

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

There will be short and medium term employment opportunities provided through construction. In addition the increase in population locally will support opportunities at the LDP E29 designated employment site.

**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.

As noted under designation E29 within the LDP, there may be capacity for further residential development at Aberuthven. In order to create a sustainable community it is important to provide sufficient housing opportunities for the community and for the potential future increased labour force.

**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 a number of listed buildings located within the village, and adjacent to the site at St. Kattan's Chapel which include:

- Montrose Mausoleum St. Kattans Chapel (Scheduled)
- St.Kattan's Chapel Aberuthuen (Category B)
- Montrose Mausoleum St. Kattan's Churchyard Aberuthuen (Category A)
- St. Kattan's Churchyard Aberuthuen (Old Part only) (Category B)

A corn mill was also previously located within the site. Proposed development would reference the historic nature of the development onsite where possible and would not have a detrimental impact on those sensitive sites either adjacent or within the village.

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

The Aberuthven Corn Mill was previously located on the site. There are no identifiable remains on site although it is understood that traces of this feature can be seen to the north and south of the road bridge.

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

There are no buildings onsite.

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

The site is located adjacent to the established residential area, including a series of new build properties, the surrounding countryside. Future development on this site will be integrated with adjacent land uses, with the appropriate pedestrian and cycle access provided.

With a sensitive approach to design the development of the site will not have a negative impact on the adjacent chapel or the neighbouring residential areas and will form a new and sensitive edge to the settlement incorporating a strong landscape edge as part of a site wide landscape strategy ensuring it remains connected to the adjacent countryside.

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

It is located adjacent to existing residential areas and development will support future employment and business opportunities within the village. It will incorporate and enhance existing landscape features, include a sensitive approach to layout and design and, as such, will not have a negative impact on the listed buildings located at St. Kattan's.

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

It will be connected to existing residential areas and located within walking distance of the village centre and close to employment opportunities.

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

Future development will benefit from solar gains due to the orientation of the site and the open countryside which exists to the south and south west of the property. Existing shelter belts are located along the southern and eastern boundaries of the site which will be retained and strengthened.

**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 sites are located adjacent to the A824 with future opportunities to provide easy site access for vehicular movement.

**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.

Unknown at this stage however the scale of development proposed is expected to have a negligible impact on the surrounding road network.

#### 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 Ruthven Water traverses the site in a north south direction. The SEPA flood risk management plan identifies an area of high and medium flood risk within a portion of the proposed site, however a Flood Risk Assessment carried out in 2011 indicates that development by mitigation is possible without raising existing ground levels.

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

The existing shelter belts will be retained and enhanced where possible. Existing views and vistas will be considered as part of any future development to ensure building design and layout are sympathetic to the existing landscaping features of the site and the surrounding area.

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

A detailed analysis of the existing landscape will identify opportunities to enhance strategic ecological and green networks within and surrounding the site. Onsite open space and SUDS and landscape planting will provide robust opportunities to enhance the existing green network in particular the existing corridor of the Ruthven Water.

**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.

There are no designated sites located adjacent to the proposed site, as identified on page 73 of the LDP.

## 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.

No

**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).

A review of the site against the seven tests as set out in PAN 2/ 2010 Affordable Housing and Housing Land Audits demonstrates the continued effectiveness of the site.

LAND OWNERSHIP - I and H Brown own the site.

PHYSICAL - There are no constraints to site development. Issues with respect to flooding can be dealt with through design.

CONTAMINATION - No significant contamination expected onsite.

DEFICIT FUNDING - The progression of development on the site is not reliant on public funding.

MARKETABILITY- The site can be developed in the period under consideration by the LDP.

INFRASTRUCTURE - The site can be developed in the period under consideration by the LDP.

LAND USE - Housing adjacent to the settlement envelope is the preferred use of the land in planning terms in this location.

## 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="Thomas Devlin"/>
Organisation/ Community Council	<input type="text" value="I+H Brown Ltd"/>
Building No./Name	<input type="text"/>
Address	<input type="text" value="PO Box 51&lt;br/&gt;174 Dunkeld Road"/>
Town/City	<input type="text" value="PERTH"/>
Postcode	<input type="text" value="PH1 3AA"/>
Telephone	<input type="text" value="01738 637171"/>
Mobile	<input type="text" value="07775818233"/>
Email	<input type="text" value="tommy.devlin@ihbrown.com"/>

#### 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"/>
organisation	<input type="text" value="I+H Brown"/>	Telephone	<input type="text"/>
Building No./Name	<input type="text"/>	Mobile	<input type="text"/>
Address	<input type="text" value="as above"/>	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.

The site is located to the West of Shinafoot, bounded to the North by the A824, east by the B8062 and caravan site, and to the South by the Ruthven Water, as outlined in red on the attached plan.

Grid Ref: NO 96088 13542

Postcode: PH3 1ET

**7. Current and Proposed Land Use**

Please describe the current designation and use of the site:

The site is currently in agricultural use.

What land use would you like the site considered for?

Mixed 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?

Mixed use will help support future employment within Auchterarder contributing to a live work community.

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

The proposal will provide the settlement with locally based future employment opportunities within walking and cycling distance.

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

There will be short, medium and long term employment opportunities provided through.

**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.

Further studies are required to take cognisance of areas of archaeological interest.

**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.**

With a sensitive approach to design the development of the site will not have a negative impact.

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

It is located adjacent to existing residential areas and development will support future employment and business opportunities within the village. It will incorporate and enhance existing landscape features, include a sensitive approach to layout and design and will not have a negative impact.

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

The proposal will provide the settlement with locally based future employment opportunities within walking and cycling distance.

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

Future development will benefit from solar gains due to the orientation of the site and the open countryside which exists to the south and south west of the property.

**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, assumptions made on existing housing.

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

The site benefits from direct access to the A9 North and South and close proximity to the local 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.

Unknown at this stage however the scale of development proposed is expected to have a negligible impact on the surrounding road network.

#### 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.

N/A

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

Existing views and vistas will be considered as part of any future development to ensure building design and layout are sympathetic to the existing landscaping features of the site and the surrounding area.

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

A detailed analysis of the existing landscape will identify opportunities to enhance strategic ecological and green networks within and surrounding the site. Onsite open space, SUDS and landscape planting will provide robust opportunities to enhance the existing 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.

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.

There are no designated sites located adjacent to the proposed site.

## 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.

No

**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).

A review of the site against the seven tests as set out in PAN 2/ 2010 Affordable Housing and Housing Land Audits demonstrates the continued effectiveness of the site.

LAND OWNERSHIP - I and H Brown own the site.

PHYSICAL - There are no constraints to site development. Issues with respect to flooding can be dealt with through design.

CONTAMINATION - No significant contamination expected onsite.

DEFICIT FUNDING - The progression of development on the site is not reliant on public funding.

MARKETABILITY- The site can be developed in the period under consideration by the LDP.

INFRASTRUCTURE - The site can be developed in the period under consideration by the LDP.

LAND USE - Housing adjacent to the settlement envelope is the preferred use of the land in planning terms in this location.

## 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

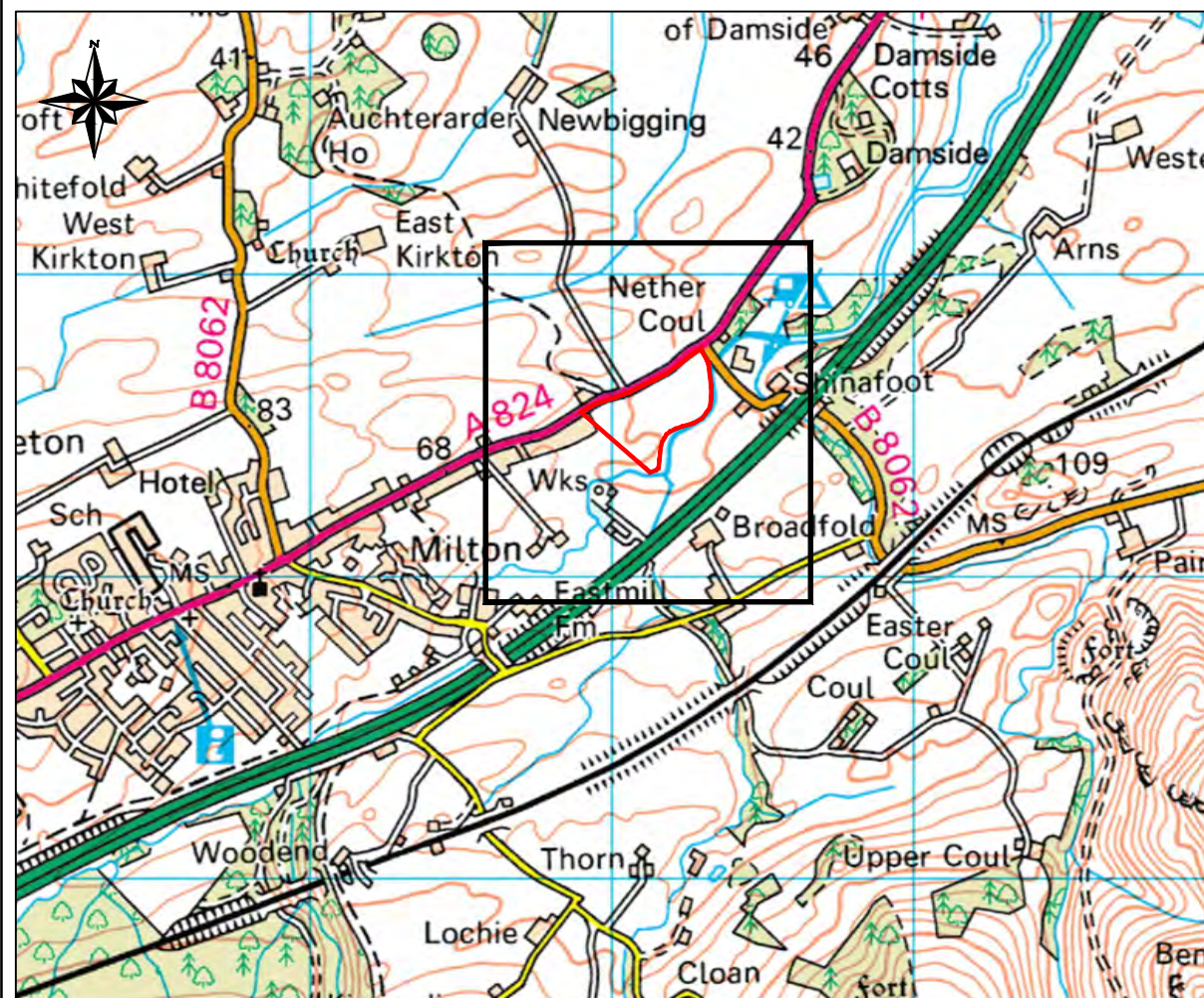
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Completed Submission forms and location plans should be addressed to  
[developmentplan@pkc.gov.uk](mailto:developmentplan@pkc.gov.uk)

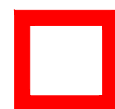
Or alternatively by post to:

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.

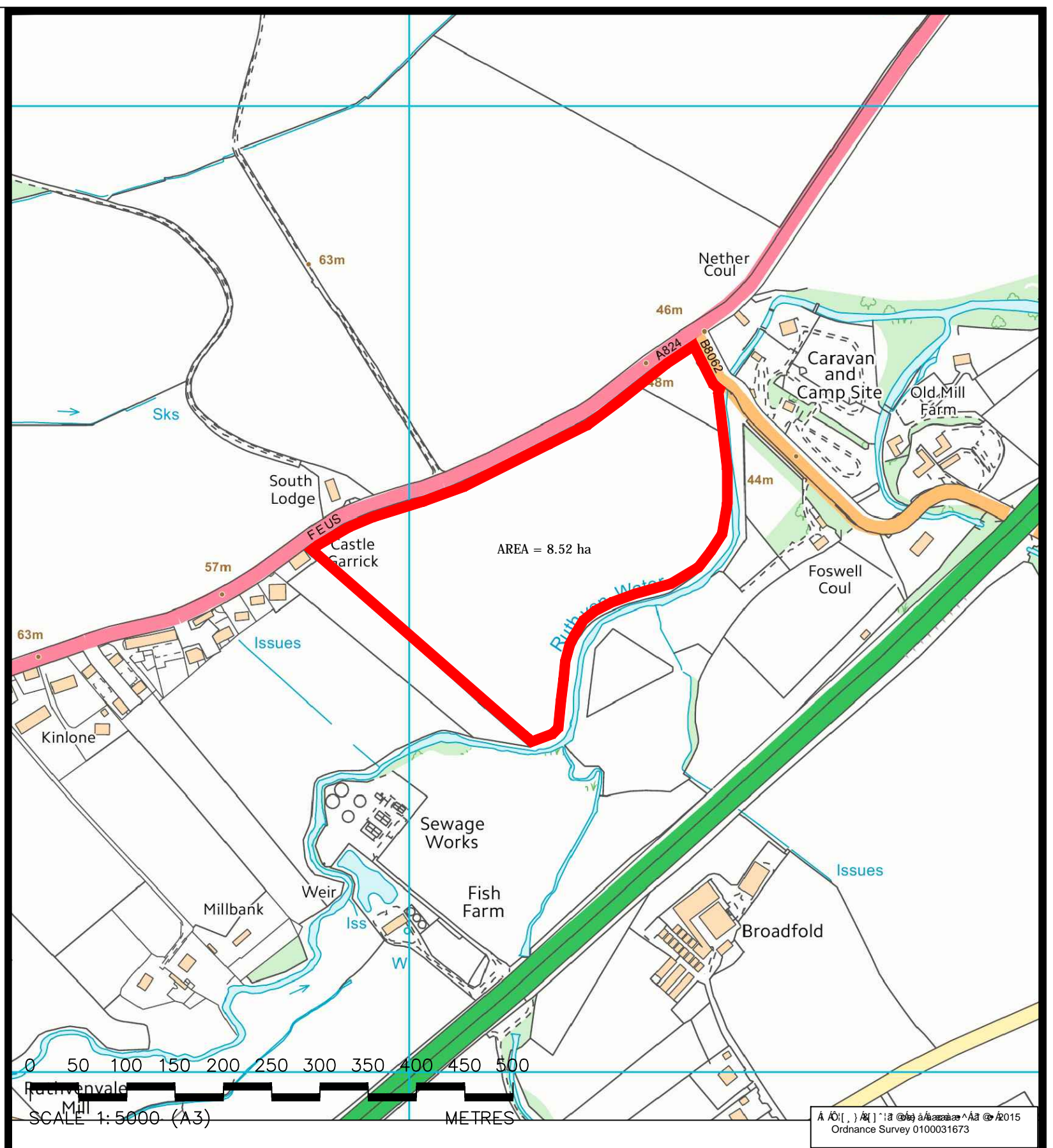


1 LOCATION PLAN  
Scale: 1:25000



PROPOSED MIXED USE

2 DETAIL PLAN  
Scale: 1:5000



0 50 100 150 200 250 300 350 400 450 500  
SCALE 1:5000 (A3) METRES

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Ordnance Survey 0100031673

Project :  
609 PROPOSED DEVELOPMENTS

Drawing Title :  
AUCHTERARDER / SHINAFOOT

Drawing Number :  
609-002-009

Scale :  
AS SHOWN  
@ A3

Notes :

Drawn By :  
NJ

Date :  
25/03/15

Rev	Date	By	Description



CIVIL ENGINEERING • REMEDIATION • ENERGY • DEVELOPMENT



# 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

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#### 1. Your Details

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Organisation/ Community Council	<input type="text" value="I+H Brown Ltd"/>
Building No./Name	<input type="text"/>
Address	<input type="text" value="PO Box 51&lt;br/&gt;174 Dunkeld Road"/>
Town/City	<input type="text" value="PERTH"/>
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Mobile	<input type="text" value="07775818233"/>
Email	<input type="text" value="tommy.devlin@ihbrown.com"/>

#### 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"/>
organisation	<input type="text" value="I+H Brown"/>	Telephone	<input type="text"/>
Building No./Name	<input type="text"/>	Mobile	<input type="text"/>
Address	<input type="text" value="as above"/>	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.

The site fronts North and South along the single track road in Clathy linking a ribbon of existing houses as outlined in red on the attached plan.

Grid Ref: NN 98871 19922

Postcode: Near PH3 1HX

**7. Current and Proposed Land Use**

Please describe the current designation and use of the site:

Arable land.

What land use would you like the site considered for?

Residential development.

## 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?

This conforms to the objectives of the Community Plan

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

An increase in the local population will support local enterprise objectives strengthening the local economy.

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

There will be short and medium term employment opportunities provided through construction. In addition the increase in population locally will support opportunities for local employment.

**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.

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?**

No

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

With a sensitive approach to design the development of the site will not have a negative impact.

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

It is located adjacent to existing residential houses and will incorporate and enhance existing landscape features, include a sensitive approach to design and will not have a negative impact.

**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?**

Future development will benefit from solar gains due to the orientation of the site and the open countryside which exists to the south of the property.

**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, assumptions made on existing housing.

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

The sites access onto an existing adopted highway.

**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.

N/A

SAFEGUARD GREEN INFRASTRUCTURE

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

Existing views and vistas will be considered as part of any future development to ensure building design and layout are sympathetic to the existing landscaping features of the site and the surrounding 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.

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.

No

**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).

A review of the site against the seven tests as set out in PAN 2/ 2010 Affordable Housing and Housing Land Audits demonstrates the continued effectiveness of the site.

LAND OWNERSHIP - I and H Brown own the site.

PHYSICAL - There are no constraints to site development. Issues with respect to flooding can be dealt with through design.

CONTAMINATION - No significant contamination expected onsite.

DEFICIT FUNDING - The progression of development on the site is not reliant on public funding.

MARKETABILITY- The site can be developed in the period under consideration by the LDP.

INFRASTRUCTURE - The site can be developed in the period under consideration by the LDP.

LAND USE - Housing adjacent to the settlement envelope is the preferred use of the land in planning terms in this location.

## 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="Rod McCrae"/>
Organisation/ Community Council	<input type="text" value="McCrae &amp; McCrae Ltd"/>
Building No./Name	<input type="text" value="12"/>
Address	<input type="text" value="Abbey Park Place"/>
Town/City	<input type="text" value="Dunfermline"/>
Postcode	<input type="text" value="KY4 7PD"/>
Telephone	<input type="text" value="01383722454"/>
Mobile	<input type="text" value=""/>
Email	<input type="text" value="info@mccraemccrae.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="Ralph Dargie"/>	Postcode	<input type="text" value=""/>
organisation	<input type="text" value="Farmer"/>	Telephone	<input type="text" value=""/>
Building No./Name	<input type="text" value=""/>	Mobile	<input type="text" value=""/>
Address	<input type="text" value=""/>	Email	<input type="text" value=""/>
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.

No2 Wester Kincardine  
Smallholdings  
Crieff  
Perthshire  
PH7 3RP

**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?

Housing.

The site is within the Strathearn area which is one of the two towns in the Strathearn Housing market area which sites have been specially called for within the Tay 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?

The proposed site lies about 300 metres to the east adjacent to the new Crieff High School (Strathearn Community Campus) so it's within easy walking and cycling distance. This will encourage children to walk to school thus promoting sustainability and reducing pollution. It will encourage children to lead an independent healthy and active life. It will encourage use of the High School sports facilities outwith School hours and will create a sustainable place for future generations to live in.

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

Playgrounds, walkways and open space could be created within the 4.69 hectare area. The close proximity of the land to the school would support extra curriculum activities at the School (football club, brownies, scouts) etc.

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

New housing would require extra Council personnel to service it (bins, road maintenance etc.). New gardeners. Housing requires to be built by builders and they require to be maintained in the future.

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.

The proposal development will support a designated national priority in 14 National Planning Framework 3 (June 2014) support sustainable economic growth and the transition to a low carbon economy.

A spatial priority in Tay Plan (June 2012) Perth already has too much traffic, pollution and traffic problems.

Crieff had significant infrastructure investment. Further development allocation should be focussed on settlements like Crieff.

Crieff is designated as a tier 2 settlement in the Tay Plan (2012) as it has the potential to make a major contribution to the regional economy but will accommodate a smaller share of the regions actual development.

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 located in one of the two towns referred to as needing more potential housing sites within Strathearn.

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?

Not in green belt.

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

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

No

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

This is owned by Guthrie & Robertson builders who would be more inclined to develop their land if a) They had a drainage outfall b) They received ransom money allowing road access into the Wester Kincardine Smallholdings to allow it to be developed for housing.

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

There is new build housing to the west of the site proposed.

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

The site is adjacent and to the east of the new High School which will reduce the need to travel and encourage travel via walking and cycling. There is also a route to the north east which gives more direct access to the High Street. The development will encourage cars to exit Crieff from the south east towards Perth. This will spread the vehicle movements eastwards as there are two other roads to the east.

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

The site is south facing. Trees and hedging could be planted along the south perimeter but the field is low lying so it is not affected by winds very much.

**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.**

Yes, general applications have been made.

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

There is new housing and a new High School to the west of the site.

The three smallholding owners have come together to promote the total 9.35 ha site. James Tainch who has the northmost smallholding also owns the field to the south of the smallholdings. He and Guthrie & Robertson are agreeable to create a new road which would service their land and the smallholdings and in time this road could extend further northwards through Kincardine Farms up to the star public road. m Thus creating a partial eastern bypass. There is no railway station serving Crieff.

**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 site would promote walking and cycling to school. The nearby roads are flat and would encourage cycling into the country. Public transport is up at the High Street which is 700 metres away. This is further away from the houses than the school.

#### **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 local workings, contamination, flood risk, overhead powerlines, health and safety exclusion zones. I am a Chartered Surveyor and planning consultant but if needs be I could provide proof from an appointed Civil Engineer and mineral working maps.

SAFEGUARD GREEN INFRASTRUCTURE

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

The field is fairly flat and sits at the same level as the High School. An unclassified public road runs along the south boundary of the field. There is open countryside to the south and east with good access to Auchterarder and Perth.

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

Parkland paths and open spaces could link in with the strip of green space to the east of the new housing to the north. Phased development of Wester Kincardine Holdings and Kincardine Farm could create planned corridors of pedestrian and road access up the eastern edge of Crieff to form a 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.

It would not

#### 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 checked="" 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.

Irene Alexander, Jamesfield Farm, Newburgh. Perthshire. KY14 6EW 01738 850240/07710 364277 - owner of No3 Wester Kincardine Holdings	2.10ha
James Tainch, Drummond Ernoch Farm, By Comrie, Perthshire. 07715 754014 - owner of no 4 Wester Kincardine Holdings -	2.0 ha
Ralph Dargie, No 2 Wester Kincardine Smallholding, Crieff. PH7 3RP -	5.25ha
	-----
Total of all three holdings	9.35 hectares

**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).

We intend to deliver specific option agreements with retail and housing companies.

#### 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.

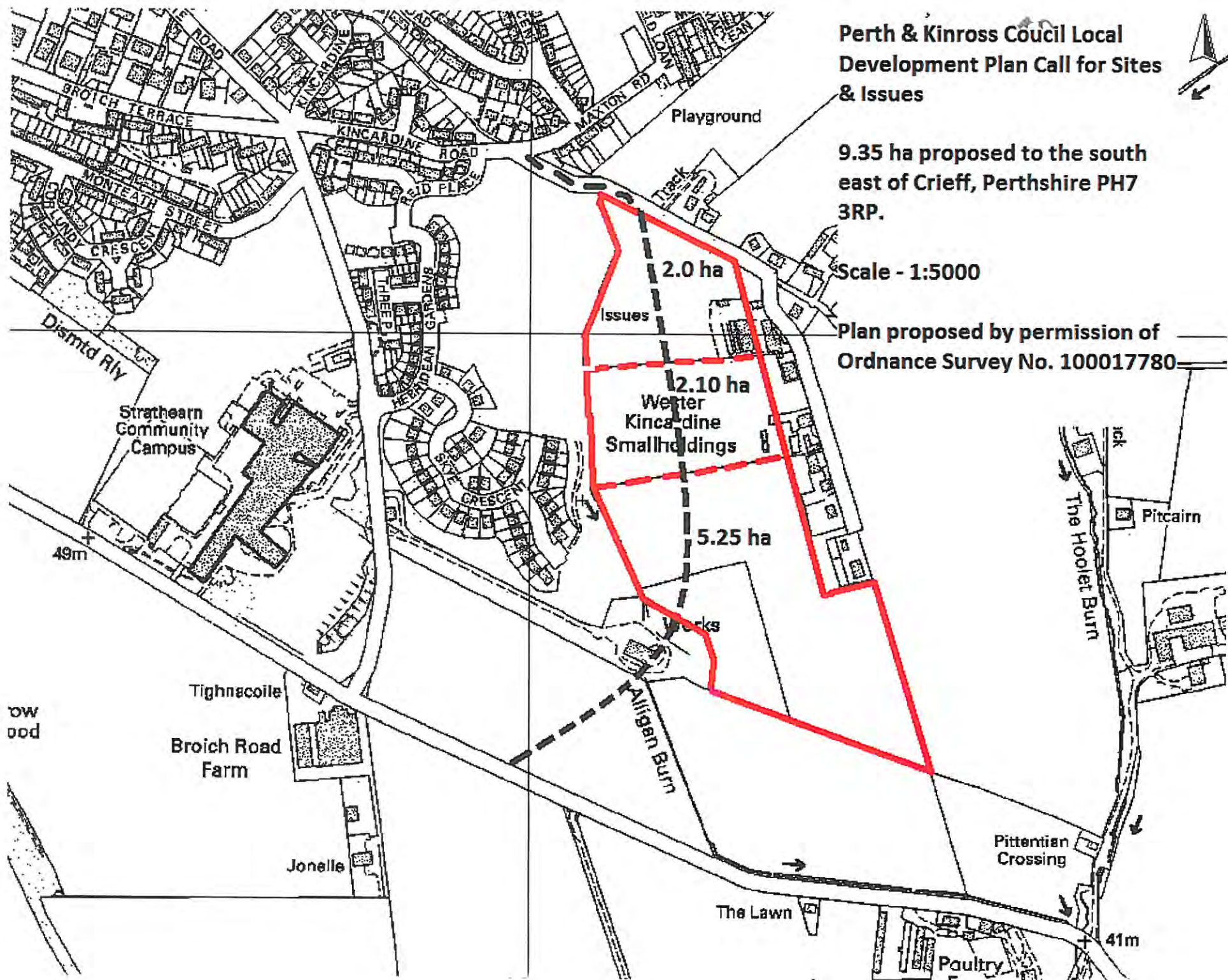
**Perth & Kinross Council Local  
Development Plan Call for Sites  
& Issues**

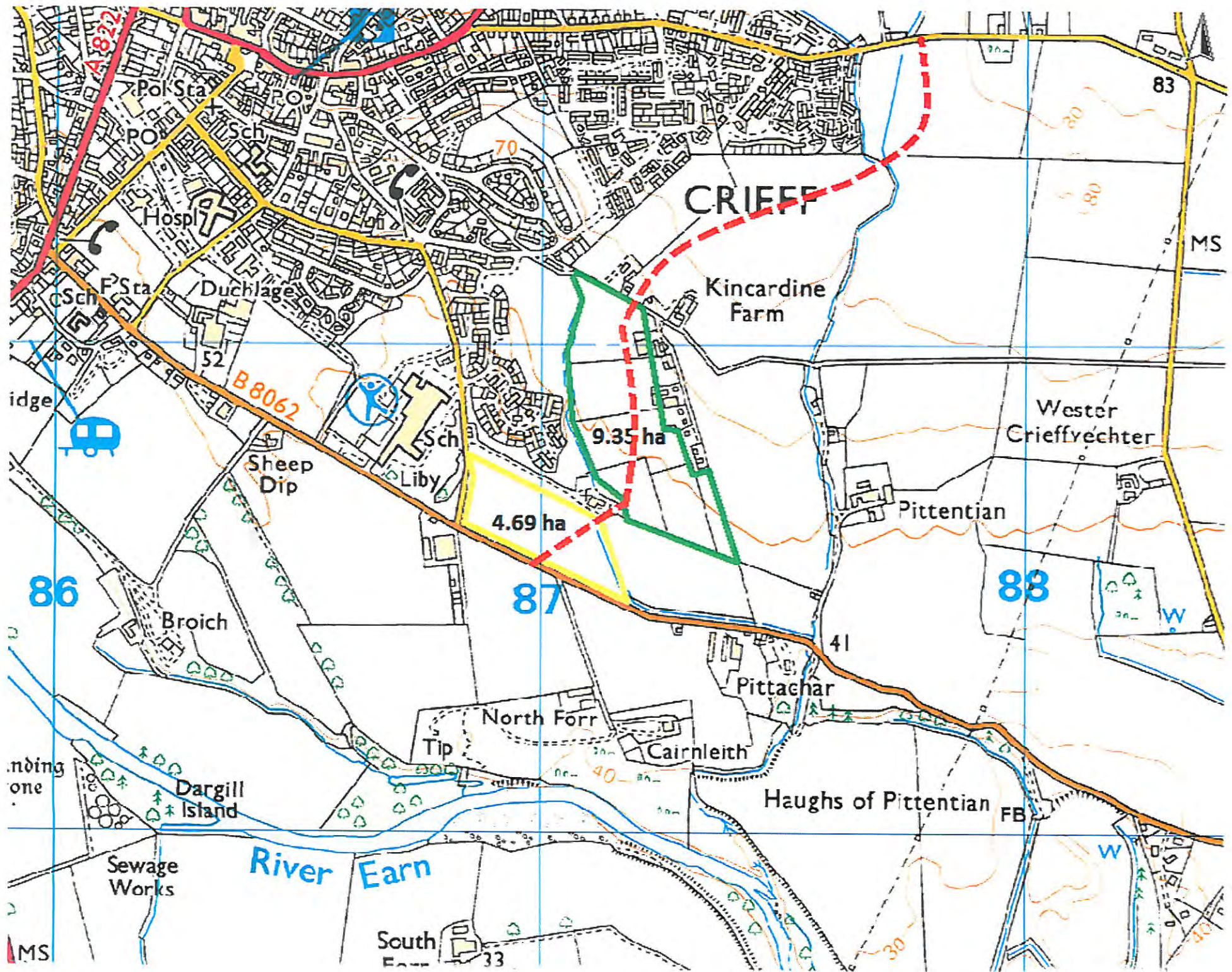


9.35 ha proposed to the south  
east of Crieff, Perthshire PH7  
3RP.

Scale - 1:5000

Plan proposed by permission of  
Ordnance Survey No. 100017780







# 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="Rod McCrae"/>
Organisation/ Community Council	<input type="text" value="McCrae &amp; McCrae Ltd"/>
Building No./Name	<input type="text" value="12"/>
Address	<input type="text" value="Abbey Park Place"/>
Town/City	<input type="text" value="Dunfermline"/>
Postcode	<input type="text" value="KY4 7PD"/>
Telephone	<input type="text" value="01383722454"/>
Mobile	<input type="text" value=""/>
Email	<input type="text" value="info@mccraemccrae.co.uk"/>

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

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

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

Name	<input type="text" value="Alexander Thomson"/>	Postcode	<input type="text" value=""/>
organisation	<input type="text" value=""/>	Telephone	<input type="text" value=""/>
Building No./Name	<input type="text" value="No 5"/>	Mobile	<input type="text" value=""/>
Address	<input type="text" value=""/>	Email	<input type="text" value=""/>
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.

No5 Wester Kincardine  
Smallholdings  
Crieff  
Perthshire  
PH7 3RP

**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?

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 proposed site lies about 300 metres to the east adjacent to the new Crieff High School (Strathearn Community Campus) so it's within easy walking and cycling distance. This will encourage children to walk to school thus promoting sustainability and reducing pollution. It will encourage children to lead an independent healthy and active life. It will encourage use of the High School sports facilities outwith School hours and will create a sustainable place for future generations to live in.

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

Playgrounds, walkways and open space could be created within the 4.69 hectare area. The close proximity of the land to the school would support extra curriculum activities at the School (football club, brownies, scouts) etc.

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

New housing would require extra Council personnel to service it (bins, road maintenance etc.). New gardeners. Housing requires to be built by builders and they require to be maintained in the future.

**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.**

The proposal development will support a designated national priority in 14 National Planning Framework 3 (June 2014) support sustainable economic growth and the transition to a low carbon economy.

A spatial priority in Tay Plan (June 2012) Perth already has too much traffic, pollution and traffic problems.

Crieff had significant infrastructure investment. Further development allocation should be focussed on settlements like Crieff.

Crieff is designated as a tier 2 settlement in the Tay Plan (2012) as it has the potential to make a major contribution to the regional economy but will accommodate a smaller share of the regions actual development.

**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 located in one of the two towns referred to as needing more potential housing sites within Strathearn.

**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?**

Not applicable

**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 other than smallholding house and smallholding building

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

No

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

This is owned by Guthrie & Robertson builders who would be more inclined to develop their land if a) They had a drainage outfall b) They received ransom money allowing road access into the Wester Kincardine Smallholdings to allow it to be developed for housing.

There is existing housing adjacent and to the north west of the proposed land. It is proposed that access could be taken to develop Sandy Thomson's 3.7ha off Kincardine Road but the other three smallholdings (green area extending to 9.3ha on plan annexed) and the already zoned Guthrie & Robertson land (pink on plan) and the 4.69ha field (yellow on plan) with a secondary access coming in from the south.

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

There is new build housing to the west of the site proposed and a new road in from the south would help road access.

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

The site is adjacent and to the east of the new High School which will reduce the need to travel and encourage travel via walking and cycling. There is also a route to the north east which gives more direct access to the High Street. The development will encourage cars to exit Crieff from the south east towards Perth. This will spread the vehicle movements eastwards as there are two other roads to the east.

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

The site is south facing. Trees and hedging could be planted along the south perimeter but the field is low lying so it is not affected by winds very much.

**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.**

Yes, general applications have been made.

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

There is new housing and a new High School to the west of the site.

The four smallholding 4.9 ha have come together to promote the total 9.35 ha site. Sandy Thomson has the north-west smallholding, James Tainch who has the north-most smallholding also owns the field to the south of the smallholdings. He and Guthrie & Robertson are agreeable to create a new road which would service their land and the smallholdings and in time this road could extend further northwards through Kincardine Farm up to the star public road. (Thus creating a partial eastern bypass.) There is no railway station serving Crieff.

**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 site would promote walking and cycling to school. The nearby roads are flat and would encourage cycling into the country. Public transport is up at the High Street which is 700 metres away. This is further away from the houses than the school.

#### 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 local workings, contamination, flood risk, overhead powerlines, health and safety exclusion zones. I am a Chartered Surveyor and planning consultant but if needs be I could provide proof from an appointed Civil Engineer and mineral working maps.

## SAFEGUARD GREEN INFRASTRUCTURE

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

The field is fairly flat and sits at the same level as the High School. An unclassified public road runs along the south boundary of the field. There is open countryside to the south and east with good access to Auchterarder and Perth.

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

Parkland paths and open spaces could link in with the strip of green space to the east of the new housing to the north. Phased development of Wester Kincardine Holdings and Kincardine Farm could create planned corridors of pedestrian and road access up the eastern edge of Crieff to form a 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.

It would not

## 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.

This planning representation is to be read in conjunction with the representations for  
James Tainch, No4 Wester Kincardine holdings 2.00 ha  
  
Irene Alexander, No3 Wester Kincardine holdings 2.10 ha  
  
Ralph Dargie, No 2 Wester Kincardine holdings 5.25 ha  
13.23 ha  
  
James Tainch, land east of the new High School 4.69 ha  
17.92 ha

**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).

We intend to deliver specific option agreements with retail and housing companies.

## 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.