

From: [REDACTED]
To: [TES Development Plan - Generic Email Account](#)
Cc: [REDACTED]
Subject: Local Development Plan
Date: 11 February 2015 14:50:22

I do not favour further housing development in Alyth. This small burgh has now reached saturation point. Parking in the main streets is almost impossible, and the overspill into the side streets has also reached a point where even residents now have difficulty.

Delivery of goods is extremely difficult for reaching Costcutters and the CO-OP.

Much of the valuable agricultural land has also been lost-- (two farms are now golf courses, and three others have been sold for forestry. Much ground has already been taken for building.

I would be pleased to meet with a representative of the development plan in the town if such a thing were possible.

hopefully some consideration can be given to these comments

Kindest regards,
Ian



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	Gordon MacCallum
Organisation/ Community Council	Keppie Planning Ltd
Building No./Name	160
Address	West Regent Street
Town/City	Glasgow
Postcode	G2 4RL
Telephone	0141 225 0203
Mobile	07788150596
Email	gmaccallum@keppiedesign.co.uk

2. Lead Developers Details (if any)

Name	Steven Loomes
Organisation	Stewart Milne Homes (Option)
Building No./Name	Kestrel house
Address	3 Kilmartin Place Tannochside Bus Park Uddingston
Town/ City	Uddingston
Postcode	G71 5PH
Telephone	01698 804855
Mobile	
Email	sloomes@stewartmilne.com

3. Primary Landowner's Details (if known)

Name	Lynne Thomson	Postcode	
organisation	owner	Telephone	co keppie
Building No./Name		Mobile	
Address		Email	
Town/City			

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

4. Who is the main contact for this submission?

☒ You ☐ Developer ☐ Land Owner

☐ Other

5. Site Area

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

Hectares (ha)

3.9 hectares

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.

GIS ref Aylth 39_9022
Meethill Road Aylth

7. Current and Proposed Land Use

Please describe the current designation and use of the site:

Grazing

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 Development of this site will bring new people to the village and support the existing services
The site will be designed with pedestrian access to the village amenities and will encourage walking and cycling being on the periphery of the settlement

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

80 houses roughly 200 residents requiring goods and services to be provided locally

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

No other than supporting existing businesses supporting residential homes eg tradesmen

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.

Strathmore HMA

This site is under a pre emptive option to Stewart Milne homes a national Housebuilder who will deliver quality homes in an effective manner. If allocated this site unlike others not in the control of a Housebuilder will come forward for development fulfilling a key aspect of government policy on delivering housing supply on effective sites
here are no deficit funding issues no public subsidy required as the development will pay for its impact on existing infrastructure as appropriate. The site is clean and free of ground condition difficulties

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

☒ Yes ☐ No

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

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

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

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

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

No

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

None

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

No

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

Residential development adjoins the site and the proposed use is compatible

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

Surrounding area is urbanised on 2 sides, an Hotel on one other and a mature clear and defensible new village boundary created for Aylth to the East

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

The site is no further from facilities in the village than the adjoining houses to the west of the site

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.

Existing services exist adjoining the site however that aspect has not been subject of a direct approach to providers although Water and Sewerage provision is available to service this area

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

Accessible to the local road network no rail link

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 technical Reports done , however based of former uses there are no suspected constraints

SAFEGUARD GREEN INFRASTRUCTURE

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

The site will be designed to sit in its landscape and will not project a prominent or dominant vision within the landscape setting of Aylth

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

Linkages will be investigated at the application stage

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

Please give details.

☐ Yes ☒ No

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

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

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

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

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

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

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

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

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

Immediately effective on allocation

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

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.

Ground at Meethill Road, Alyth





**PERTH &
KINROSS
COUNCIL**

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 476300

PART 1 APPLICANT AND SITE DETAILS

1. Your Details

Name **MR IVAN CLARK**

Organisation/ Community
Council

Building No./Name

Address

2. Lead Developers Details (if any)

Name

Organisation

Building No./Name

Address

Town/City

Postcode

Telephone

Mobile

Email

Town/ City

Postcode

Telephone

Mobile

Email

3. Primary Landowner's Details (if known)

Name **AS ABOVE AT NO 1.**

organisation

Building No./Name

Address

Postcode

Telephone

Mobile

Email

Town/City

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

4. Who is the main contact for this submission?

You ☒

Developer ☐

Land Owner ☒

Other ☐

5. Site Area

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

Hectares (ha)

2.74

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.

FIRGROVE PARK
GOLF COURSE ROAD
BLAIRGOWRIE
PH10 6LF

7. Current and Proposed Land Use

Please describe the current designation and use of the site:

CURRENTLY USED AS GRAZING FOR FAMILY HORSES. IT IS PRESENTLY DESIGNATED AS AGRICULTURAL BUT IS OF SUCH SIZE AND POOR QUALITY AND WITHIN SUCH CLOSE PROXIMITY TO RESIDENTIAL PROPERTIES THAT EVEN IF IT WERE CAPABLE OF BEING FARMED THE USE OF MACHINERY AND CHEMICALS WOULD CAUSE AMENITY ISSUES FROM NEARBY RESIDENTS AND NEIGHBOURS. IN THE TIME PRESENTLY OWNED BY ME 10 YEARS AND IN THE PRECEDING 30 YRS IT HAS HAD NO AGRICULTURAL USE, SO NONE IN TOTAL OF 40 YEARS. BLAIRGOWRIE IS EXPANDING IN THE VICINITY FROM THE NORTH SOUTHWARDS AND FROM THE SOUTH NORTHWARDS AND A MULTIFUNCTIONAL PARK AND SPORTS FIELDS HAVE ALREADY BEEN CREATED ON LAND IMMEDIATELY ADJACENT ON LAND PREVIOUSLY DESIGNATED AGRICULTURAL ALONG WITH HOUSING, A SCHOOL AND CAMPUIS

What land use would you like the site considered for?

THE LAND IS AS A RESULT OF THIS AND THE ACCOMPANYING NUISANCE BEING EXPERIENCED BY NOISE, FIREWORKS DISPLAYS, LOOSE DOGS AND PERSONS CLIMBING OVER FENCES AND LITTER THROWN OVER BECOMING MORE AND MORE UNSUITABLE TO KEEP HIGHLY STRUNG HORSES DUE TO THIS AND EVEN ENCOUNTERS PROBLEMS DURING THE NIGHT AS THE SPORTS PITCHES GATHER PEOPLE MEETING IN CARS TO PLAY MUSIC AND REV ENGINES. INCREASING ROAD TRAFFIC AND INCONSIDERATE MOTORISTS ALSO PROVE A DANGER AND EVEN A HORSE/CAR COLLISION AND POLICE HAVE BEEN INVOLVED ON SEVERAL OCCASIONS. AS A RESULT...

I WOULD LIKE THE SITE REDESIGNATED AND MADE TO FALL WITHIN THE ROSEMOUNT / DARKFAULDS HOUSING AREA AND ITS PROTECTION AS AGRICULTURAL REMOVED IT IS MY OPINION THAT THE LAND USE AS LOW DENSITY RESIDENTIAL HOUSING WITH ACCESS TO THE SCHOOL AND SPORTS PITCHES ON ITS DOORSTEP WOULD BE OF BETTER USE AND SUPPORT THE REGENERATION OF THE AREA. THE LAND HAS NO USE ANY LONGER FOR ITS ORIGINAL AGRICULTURAL AND INSTEAD HAS ALL THE OPPORTUNITIES FOR USE AS ATTRACTIVE RESIDENTIAL USE WITH GOOD PUBLIC TRANSPORT & EDUCATIONAL, WALKING AND CYCLING NETWORKS IN EXISTENCE, ALREADY, AND THIS

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?

By REMOVING AGRICULTURAL DESIGNATION AND INCLUDING THE LAND IN THE DEVELOPMENT PROCESS IT WOULD ALLOW NATURAL INFILLING TO TAKE PLACE AND PERMIT FAMILIES TO STAY IN VERY CLOSE PROXIMITY TO A PLACE OF EDUCATION AND PLACES OF LEISURE AND RECREATION.

THIS WOULD HELP EVERY SINGLE ONE OF THE ABOVE OBJECTIVES.

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

AS STATED ABOVE, THE PROPOSAL WOULD GREATLY ENHANCE THE LOCAL COMMUNITY INCREASING FAMILY NUMBERS AND BE LIKELY TO ATTRACT PERSONS WITH YOUNGER FAMILIES WHO WOULD FIND LIVING SO CLOSE TO THEIR LOCAL SCHOOL AND AMENITIES VERY PLEASING AND ALLOWING MORE PARENTS OF YOUNG FAMILIES TO FEEL SAFER IN THE KNOWLEDGE CHILDREN COULD WALK SUCH SHORT DISTANCES TO SCHOOL AND HAVE SPORTS PARK AND COMMUNITY SERVICES ON THEIR VIRTUAL DOORSTEP

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

CREATION OF LOW DENSITY HOUSING WOULD APART FROM ASSISTING THE CREATION OF MORE EMPLOYMENT OPPORTUNITIES IN THE ACTUAL CREATION ALLOW MORE PEOPLE THE OPPORTUNITY OF STAYING CLOSER TO LOCAL BUSINESSES AND THIS WOULD GIVE THEM MORE SUPPORT AND POSSIBLY INCREASED EMPLOYMENT RESULTING. INCREASED USE OF COMMUNITY SPORTS CAMPUSES AND COMMUNITY MEETING PLACES WOULD ALSO MAKE MORE EMPLOYMENT FEASIBLE, AS IT WOULD THE SUPPORT OF SPORTING FACILITIES SUCH AS THE LOCAL GOLF COURSE • IN ALL OF THESE WAYS WOULD EMPLOYMENT BE SUPPORTED BOTH EXISTING AND IN FUTURE

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

NONE

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

THE SITE IS IN THE AREA OF STRATHMORE AN AREA NAMED AS REQUIRING ADDITIONAL SITES FOR CREATION OF SUITABLE HOUSING.

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

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

THIS SITE IS SITUATED IN THE STRATHMORE AREA OF THE PKLC. AND ITS REDESIGNATION WOULD DELIVER HOUSING OF LOW DENSITY AND GIVE SAFE ACCESS TO THE PUBLIC ROAD NETWORK AND NOT INFRINGE UPON EXISTING ROAD SAFETY. IT COULD ALSO BE DESIGNED IN A WAY THAT PROTECTS EXISTING TREES AND INCLUDE SYMPATHETIC PLANTING OF NATIVE SPECIES.

I BELIEVE THAT BLAIRGOWRIE AND RATHRAY AREA CONTINUES TO BE A DOMINANT DRIVER IN THE LOCAL ECONOMY.

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

☒ Yes

☐ No

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

Yes, go to question 16

☒ No, go to question 17

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

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

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

NO

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

NONE N/A.

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

N/A.

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

ADJACENT LAND HAS BEEN REMOVED FROM AGRICULTURAL DESIGNATION AND CONVERTED TO BEING OF USE AS HOUSING- EDUCATION AND SPORTING USES.

THIS PROPOSAL MERELY FOLLOWS ON FOR A SMALLER PARCEL OF LAND TO FOLLOW SUIT.

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

THE PROPOSAL FOR LOW DENSITY HOUSING WOULD ALLOW FOR A NATURAL INFIL WHICH IS ALREADY OCCURRING TO CONTINUE AND FOLLOW POLICIES PREVIOUSLY SUGGESTING HOUSE PLOTS OF A SIZE OF 0.3 HECTARES WATER REDUCED TO 0.2 HECTARES TO BETTER REFLECT THE CHARACTER OF THE AREA- WITHOUT ANY DETRIMENT TO THE EXISTING AND CONTINUING CHARACTER AND BE A NORMAL PROGRESSION OF WHAT HAS AND IS DUE TO TAKE PLACE.

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

THE SITE IS CLOSE TO THE ROADWAY NETWORK AND WITHIN EASY WALKING DISTANCE OF PUBLIC TRANSPORT

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

THE SITE IS LOCATED IN A SHELTERED SPOT AND IN AN OPEN SUNNY LOCATION AND PROTECTED FROM PREVAILING WINDS BY A BELT OF DENSE TREES ON MANY PERIMETERS.

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. THIS PROPOSAL IS REQUESTING A CHANGE OF LAND DESIGNATION AND OF A PROPOSED SIZE NOT TO THREATEN CAPACITY WHICH I AM LED TO BELIEVE IS AVAILABLE.

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

THE SITE IS ALREADY WITHIN A WELL ESTABLISHED ROAD NETWORK AND NOT LARGE ENOUGH TO IMPINGE NEGATIVELY. THE EXISTING ROAD NETWORK IS ADJACENT AND ENCOMPASSES THE AREA PROPOSED

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

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

NO ISSUES

SITE TECHNICAL CONSTRAINTS

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

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

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

THE SITE HAS NO ISSUES

SAFEGUARD GREEN INFRASTRUCTURE

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

THERE IS ALREADY AN OPEN AREA OF SPORTING FIELDS
PATHS AND WALKWAYS AND MATURE TREES AND THICK CONIFER
WOODLAND SURROUNDING THE SPORTING FIELDS AND MANY RESIDENTS
NEARBY HAVE LARGE MATURE TREES.

THIS SITE PROPOSED HAS ALREADY BEEN PLANTED ON ITS
PERIMETER BY THE OWNER WITH HEDGES AND TREES AND THE
PROPOSAL WOULD FOLLOW ON THE PRESENT AND ONGOING CHARACTER
ALREADY APPROVED.

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

ALREADY A PATHWAY SYSTEM USED BY WALKERS AND CYCLISTS
EXISTS THIS PROPOSAL WOULD ACTUALLY INCREASE THOSE POTENTIAL
PATHWAYS ALLOW FOR GREATER FREEDOM TO THOSE USERS AND
SYMPATHETICALLY PLANTED AND GARDENS CREATED WITH TREES AND
PLANTS RATHER THAN WHAT IS PRESENTLY ONLY GRASS. AND NOT
ACCESSIBLE TO THE COMMUNITY.

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.

NONE N/A

DELIVERABILITY IN THE PLAN PERIOD

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

Owned/controlled by single developer.

Owned/controlled by multiple developers.

Controlled by single owner. ✓

In control of multiple owners.

In partnership with a developer.

In partnership with multiple developers.

No developer involvement in the proposal.

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

NONE MEANTIME

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

Within 5 years of adoption of the Local Development Plan (up to 2023) ✓

Within 5-10 years (up to 2023 – 2028)

Beyond 10 years (beyond 2028)

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

THIS SITE IS ENTIRELY SUITABLE AS IT IS WITHIN A POCKET AND SURROUNDED ON ALMOST ALL SIDES WITH EXISTING HOUSING AND ON ONE BY SPORTING FIELDS AT PRESENT THE LAND DOES NOT CONTRIBUTE TO THE COMMUNITY AND THIS PROPOSAL WOULD BOTH FOLLOW ON A NATURAL INFILLING OF HOUSING ALREADY OCCURRING, GIVE GREATER PUBLIC ACCESS, HELP THE COMMUNITY PARTICULARLY YOUNG FAMILIES AND PEOPLE WITH SPORTING INTEREST. WITH LITTLE DETRIMENT I CAN THINK OF.

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:

MR. IAN CLARK.

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?

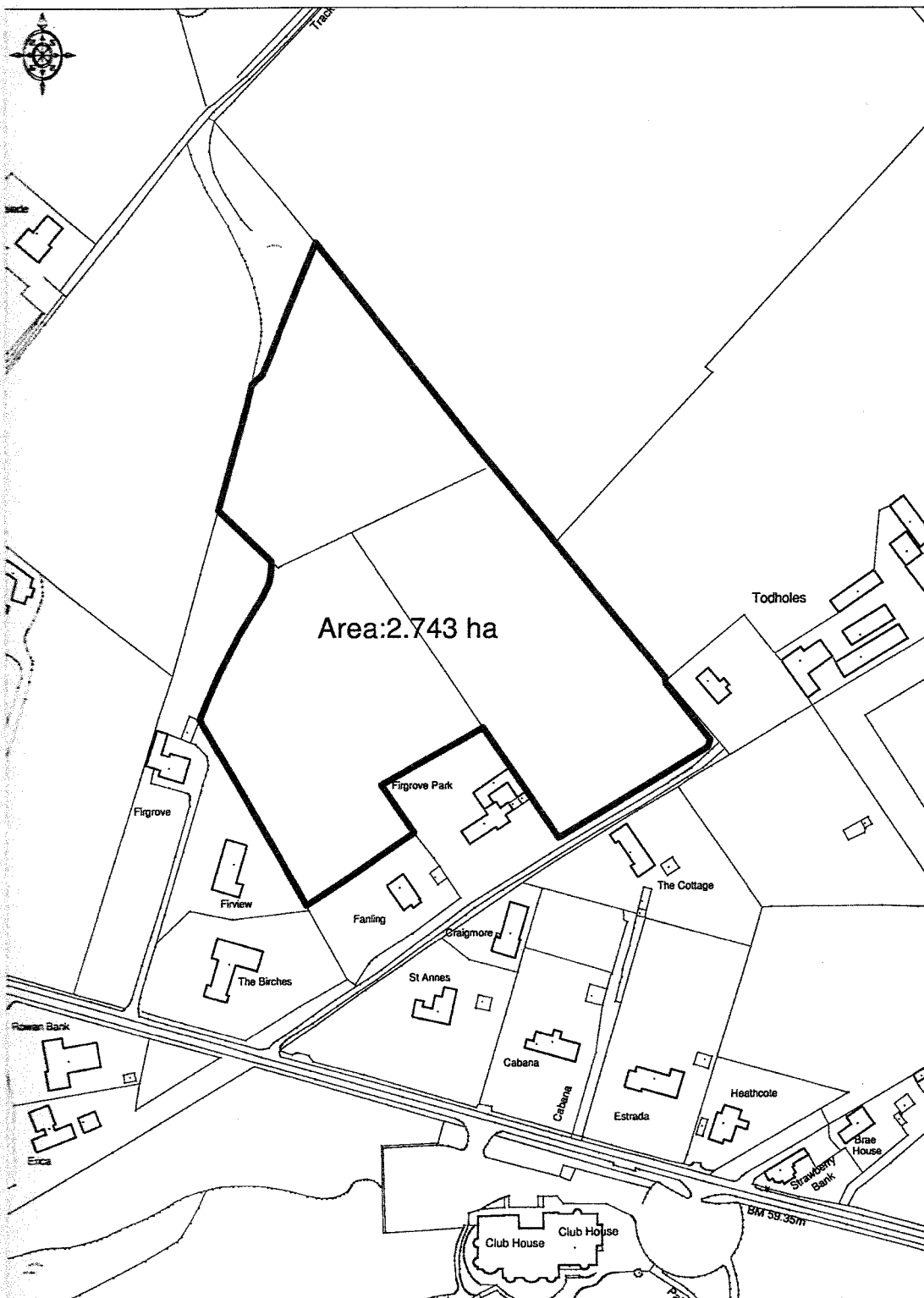
Further information

Completed Submission forms and location plans should be addressed to
developmentplan@pkc.gov.uk

Or alternatively by post to:

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

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



Ordnance Survey

© Crown Copyright 2006. All rights reserved. Licence number 100020449. Plotted Scale - 1:2500

Firgrove Park, Blairgowrie



Dear Sir/Madam

14/2/15

Please accept my apologies that this is not in an electronic format but I have limited wordprocessor-facilities maybe you have a means of converting it. but if not then sorry for any-inconvenience caused.

Regard



18 FEB 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="Sam Mercer Nairne"/>
Organisation/ Community Council	<input type="text" value="Meikleour Trust"/>
Building No./Name	<input type="text" value="Meikleour House"/>
Address	<input type="text" value="Meikleour"/>
Town/City	<input type="text" value="Perth"/>
Postcode	<input type="text" value="PH2 6EA"/>
Telephone	<input type="text" value="01250883424"/>
Mobile	<input type="text" value="07796268269"/>
Email	<input type="text" value="office@meikleour.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" value="All as per adjacent"/>
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="Sam Mercer Nairne"/>	Postcode	<input type="text" value="PH2 6EA"/>
organisation	<input type="text" value="Meikleour Trust"/>	Telephone	<input type="text" value="01250883424"/>
Building No./Name	<input type="text" value="Meikleour House"/>	Mobile	<input type="text" value="07796268269"/>
Address	<input type="text" value="Meikleour
Perth"/>	Email	<input type="text" value="office@meikleour.com"/>
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.

Grass field between houses and burn at Meikleour.

NO/15874/39589

7. Current and Proposed Land Use

Please describe the current designation and use of the site:

Land is currently designated as agricultural. It is used for the grazing of horses.

What land use would you like the site considered for?

Proposed designation is residential housing for 12 houses of 1.5 story appearance with approximately 3000 square meters of floor space and 50 bedrooms in total. 3 houses would be affordable. These would be built, owned and managed by The Meikleour Trust as intermediate rented accommodation for the medium term.

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?

Giving every child the best start in life: reduced childhood obesity due to proximity of paths and forests in which to exercise; excellent primary school education at nearby Glendelvine Primary School which currently has spare capacity.
Developing educated, responsible and informed citizens: helping young adults get ready for life and work with numerous work placement opportunities at Meikleour Arms and the Old Dairy Business Park in the village.
Promoting a prosperous, inclusive and sustainable economy: existing businesses as above will be supported by the provision of affordable housing for their employees and the additional residents will increase demand and help them to create local jobs.
Supporting people to lead independent, healthy and active lives: longer, healthier lives due to proximity of paths and forests in which to exercise.
Creating a safe and sustainable place for future generations: expanded village will allow local community to enlarge and become more vibrant.

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

The provision of three affordable houses will support employment opportunities at Meikleour Arms and in the Old Dairy Business Park, allowing local communities to live where they work.

Local facilities at Meikleour Arms and the businesses at the Old Dairy Business Park will be enhanced by the greater availability of employees and nearby customers.

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

It is likely that the benefit experienced by local businesses described above will result in increased local employment.

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.

National Planning Framework: A successful, sustainable place - We will have vibrant rural areas.

The proposed development would create rural affordable housing in Meikleour Village and support rural tourism at Meikleour Arms. Further, the high speed broadband connection and availability of office and industrial buildings at The Old Dairy Business Park has allowed for businesses to be based there. These are growing in number and scale, greatly adding to the dynamism of the village. This increased vibrancy would be complemented by the proposed development as more people look to take advantage of the benefits of working in a more rural area.

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 allow for greater provision of sites in the Strathmore housing market area.

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

☐ Yes ☐ No

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

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

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

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

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

The proposed development lies within the Meikleour Conservation Area. The development will extend the village boundary to the boundary of the conservation area in parts and be well within the conservation area in others. The burn to the east of the village forms a natural boundary and extending the village boundary to this point would fit with the natural environment.

The proposed development would have a similar housing density as the village and the houses would be kept to the same or lower ridge heights and to 1.5 story appearance as with other neighboring houses. Further, the exterior finishes would be in keeping with wooden windows and rendered walls.

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

No previous development.

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

No.

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

The neighboring use is predominantly residential housing and agricultural land. The exception is the car park for Meikleour Arms which is situated to the North of the development. It is not anticipated that any of these neighboring uses will lead to disputes.

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

The proposed development seeks to increase the number of buildings in the village from 50 to 62, expanding the village boundary to a small burn, which acts as the natural boundary. This will appear to complete the village from this aspect, rather than stopping somewhat randomly as it does now. The burn acting as the boundary between the village and the cultivated agricultural land will allow the development to complement, and possibly enhance, the character of the surrounding area.

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

The development, and in particular the affordable houses, will allow for residents to walk to work at Meikleour Arms or the Old Dairy Business Park. In addition, there is a bus stop 100m from the development, with regular services to Blairgowrie and Perth. Glendelvine Primary School is under 5 miles from the village, via the A984.

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

The site is relatively flat and so should be able to benefit from solar power. The village overall, including the proposed site, does not suffer greatly 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.

Gas and public sewerage are not present in Meikleour. Water, electricity and telecommunications are. While no specific enquiries have been made about the capacity of these services, no problems were encountered when connecting the Old Dairy Business Park in 2012 and plenty of capacity existed at that time.

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

Access to the site is via three separate points. To the South onto the A984, to the North onto the Carsie Road and in the middle via The Row. Each access would service 4 houses. The A984 and Carsie Road are adopted, The Row is not.

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 or congestion issues. While no detailed survey has been undertaken, it seems unlikely that this scale of development will have a material impact on the public roads.

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 a surface water drain from Mercer Green that runs across the site into the burn and a BT pole at the Western corner. There are a few trees along the burn and at the Western edge of the site. It is not envisaged that any of these constraints will impact the proposed development. Otherwise, the site is clear from constraints. The ground has not been altered, beyond normal agricultural cultivations, and so should be stable for building. The burn has a good run and depth and has not flooded in recent history.

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

Meikleour Village is a conservation village in an agricultural setting. The development of a rather scrubby grazing field into housing, allowing the village to expand to the burn, will preserve and possibly enhance the landscape character of the area. The village would potentially sit more comfortably in its agricultural setting were it to use its natural boundaries.

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

Access to core paths, forests and other routes are already possible from the site. The North Wood, in particular, is very popular with walkers, dogs, cyclists, runners and horse riders and is accessible to the North of the site via a core path.

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

Please give details.

☐ Yes ☐ No

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

The River Tay SAC is within 2km of the site. However, it is not envisaged that the proposed development will have any material impact on the Tay SAC.

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

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

The River Tay SAC and SSSI are close to the site as described above. They lie approximately 1km from the site at their closest points, as the crow flies. No material impact on the SAC or SSSI by the development is anticipated.

The Meikleour House designed landscape borders the site on the A984. These areas are not managed or material to the designed landscape and it is not anticipated that the proposed development will impact it materially.

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).

Ownership: in full ownership and control of Meikleour Trust who would develop the site directly.

Physical: there are no constraints in relation to slope, aspect, flood risk or ground stability. Vehicular access onto public roads can be created within the plan period.

Contamination: previous agricultural use has not resulted in any contamination.

Deficit funding: no public funding is required. The affordable homes will be intermediate rented accommodation and will be financed, built, owned and operated by Meikleour Trust.

Marketability: the development can be completed within the plan period and the demand for housing in the village is strong.

Infrastructure: the small scale of the development will not lead to any infrastructure constraints.

Land use: housing is the sole preferred use of the land.

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?

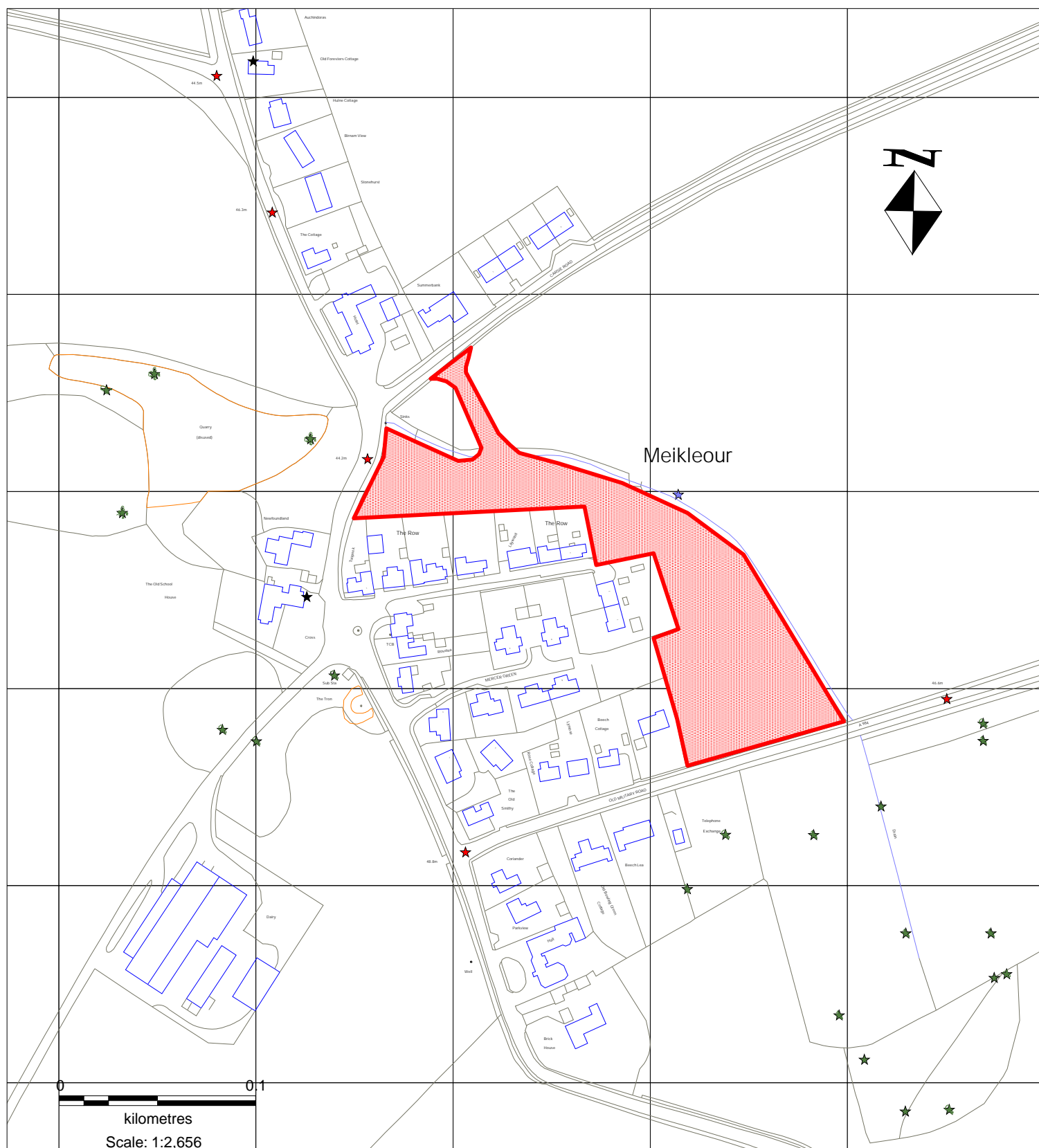
Further information

Completed Submission forms and location plans should be addressed to
developmentplan@pkc.gov.uk

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.



From: [REDACTED]
To: [REDACTED]; [TES Development Plan - Generic Email Account](#)
Cc: [REDACTED]
Subject: Re: P & K LDP2 Comments
Date: 09 March 2015 18:45:44

Thanks Stuart,

An excellent start. I think it essential that we should flesh out the idea of economic growth and be proactively seeking to encourage new business start ups, perhaps even finding ways to use some of the redundant church properties to house some. We need employment other than that provided by retail businesses - we don't want to become a dormitory town that relies on economic activity elsewhere, it grew as an industrial town and whilst it's unlikely that 'big' industry would return there must be opportunities for the growth of smaller industries, perhaps craft based perhaps small engineering units?

Ian

Ian Richards

[REDACTED]

[REDACTED]

[REDACTED]

From: STUART NICHOL [REDACTED]
To: "DevelopmentPlan@pkc.gov.uk" <DevelopmentPlan@pkc.gov.uk>
Cc: [REDACTED]
Sent: Monday, 9 March 2015, 16:14
Subject: P & K LDP2 Comments

Hi

I attended your Drop in Surgery session this morning on behalf of Blairgowrie and Rattray Community Council, and thank you for your time. I had prepared a short brief for discussion and as requested have attached this to this e mail.

We are very keen to engage the with the various communities, in our area, in discussions regarding the plan and look forward to working with you to gain as much input to the process as we can.

thanks again

Stuart Nichol

PERTH & KINROSS DEVELOPMENT PLAN 2.
EARLY THOUGHTS FROM BLAIRGOWRIE & RATTRAY COUMUNITY COUNCIL.
March 2015.

1. We would expect the next development plan to be more aspirational and focused to help the development of the largest town in Perth & Kinross become a more vibrant and vital town provided with a balanced provision of all amenities and attractions. We must move towards the creation of a more sustainable community where resident can access most of their requirements and are therefore happy and proud to live here. It is an important regional centre and the creation of more or enhanced attractions would help generate a focus for visitors, who hopefully would be impressed by what the find and desire to return and recommend others to come. The plan should do more therefore than just allocate land for housing and economic development as required by statute. Specific policy development for the town would be essential to help deliver this outcome.
2. A policy on indoor leisure, recreation and sports facilities is required, since the existing provision in the town is lacking and rapidly becoming unfit for purpose. This is probably in the format of a multi – functional facility to include swimming and a range of other sports facilities. In addition although there appears to adequate provision of outdoor space, but the attendance essential facilities (changing rooms, pavilions etc.) are sadly lacking or in poor condition. Finally provision of a family park, like the Larggan Park in Coupar Angus would be a bonus, for family walks etc.. A more coordinated approach across this sector is needed.
3. A policy on tourist attraction development would be helpful since the town and immediate surroundings has many underdeveloped and largely little known potential attractions. E.g. The prehistoric monument at Cleaven Dyke, the oldest war memorial in Scotland the Beech Hedge (1745,) The history and story behind the mills and discovery of jute from former flax mills and naturally the storey of the berries and so forth. These were innovative and ground breaking in their day and would benefit from some form of celebration.
4. The town centre needs a review of its uses to ensure it is fit for purpose for the next 20 odd years. There are a number of vacant and old properties which require a longer term strategic view of what the centre will look like. In particular uses for former and now empty churches and ancillary buildings, the central area around the library and former town council offices, the property occupied by Howe's auctions etc.. There are

proposals for the old primary school ongoing but a plan for the bigger picture for the town, and its redevelopment is needed rather than opportunistic a piecemeal development.

5. Aligned with 4 above the town is growing and will continue to do so and is the centre for the greater rural hinterland and is largely car centric in its relation to the hinterland as well as an enhanced place to visit. The new plan needs not only to recognise this but must seek to help with the solution to access, parking and increased use of larger vehicles for delivery of goods. A transport strategy is required to address this issue much like the one developed for Perth, and although public transport will play a major part, the rural nature of the hinterland will require a more flexible solution.
6. The retail sector in the current plan is stated at “vibrant” that is questionable but it needs to be vibrant in the future. Blairgowrie is facing the same issues as town centres everywhere and that is why a more comprehensive look at the town centre as an entity is required.
7. The town is recognised in current plans for growth in terms of housing and accommodation of economic expansion. The expectation is that the town will be a key part in driving the economy of Perth and Kinross forward. That is fine but there is a feeling that more initiative needs to be taken to drive this forward rather than fine words and a reliance on opportunistic development.
8. We suggest that as part of the development of LDP2 the council engage with the communities of the town to take a view of what the town will look like in 20 years’ time. Perhaps engaging in a version of Planning for real exercise to develop a practical, deliverable plan for the town going forward. Some sites and areas will require master plans to be developed which in turn can become adopted as supplementary planning guidance and guide future development in a more structured way. Precedence for this already exists e.g. Auchterarder expansion and funded public workshops to obtain local views.



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="Ronald Crichton"/>
Organisation/ Community Council	<input type="text" value="Mount Blair"/>
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=""/>

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="Ronald Crichton"/>
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=""/>

- ☒ 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.

Main St
Kirkmichael
Perthshire
PH10 7NT

7. Current and Proposed Land Use

Please describe the current designation and use of the site:

The current use of the land is agricultural for sheep grazing

What land use would you like the site considered for?

We would like the land to be considered for housing, business and mixed use development. There is a demand for small workshops and storage units for existing residents who wish to start businesses or work from home, this development will meet this need, and encourage others to move here thus creating a vibrant business community and pleasant residential area

The total land area is 24 hectares some of all of this site could be used..

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 will help to provide good quality accommodation for families that meets modern standards so as to enable families in need of affordable rented accommodation to move out of the fuel poverty of poorly insulated and heated homes that are cold damp and draughty

Providing accommodation for the young, elderly and families will ensure people can live close to their support networks and employment and will also provide employment opportunities for those building and servicing the development.

This will provide modern houses with a low carbon footprint in an area dominated by old stone houses. It will enable the community to be of a sufficient size to retain vital services such as a shop and school and community centre

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

The provision of this small amount of extra housing will enable the village to retain young families, and help create a strong sense of community.

It will also ensure a much easier and safer access to the war memorial, something which has been needed for a long time.

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

Yes, the provision of live work units will enable self employed entrepreneurs to start businesses such as tradesmen, artisans and those with online merchandising and other businesses etc and these will also employ other staff.

More people living in Kirkmichael will help to support the village shop and pub and self employed contractors such as gardeners, cleaners, joiners, machinery repair, car valeting etc

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.

This is a site within the Strathmore housing market area. Whilst Kirkmichael is not one of the larger settlements, it is still one with an established community, and the largest within the Strathardle and Glenshee area, within easy reach of both Blairgowrie and Pitlochry

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.

Development of this site will enable vehicular and disabled access to the war memorial without affecting the setting of this important monument.

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

none

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

N/A

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

Most neighbours are residential households. The site is also adjacent to two Inns, but far enough away not to be affected by noise. Open hill will run along the north boundary

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

The houses will be designed to blend in with the existing buildings. The topography of the site means that the development will not be easily visible from the main st.

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

The site will be within a few yards of an existing bus stop, and within a 25 minute drive of a train station.

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

Yes, the slope is south facing so there will be the opportunity to orientate houses to make best use of solar gain.

INFRASTRUCTURE CAPACITY

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

☒ Water

☐ Sewerage

☒ Electricity

☐ Gas

☐ Telecommunications/Digital

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

No

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

The site is accessed off the main st in Kirkmichael (A924) by an existing track. there is Iso a footpath leading directly to the centre of the village. The train station of Pitlochry is a 25 minute drive 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.

No known issues

SITE TECHNICAL CONSTRAINTS

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

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

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

No site constraints are obvious, and it is unlikely that any such constraints exist.

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

No significant trees or wild flower sites or habitats will need to be destroyed by this proposal, and so it will have little impact.

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

The proposal will improve the first section of one of the local rights of way footpaths which is currently often overgrown and impassable.

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

Please give details.

☐ Yes ☒ No

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

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

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

DELIVERABILITY IN THE PLAN PERIOD

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

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

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

Church of Scotland own some land which may additionally be included.(see map)

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).

Discussions have taken place with the Church of Scotland and they are in support of this proposal, water and electricity are close by and sewage would be addressed as part of the development. Kirkmichael is currently a desirable place to live should the right type of housing stock be provided. The sale of private plots would fund the building of affordable housing

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?

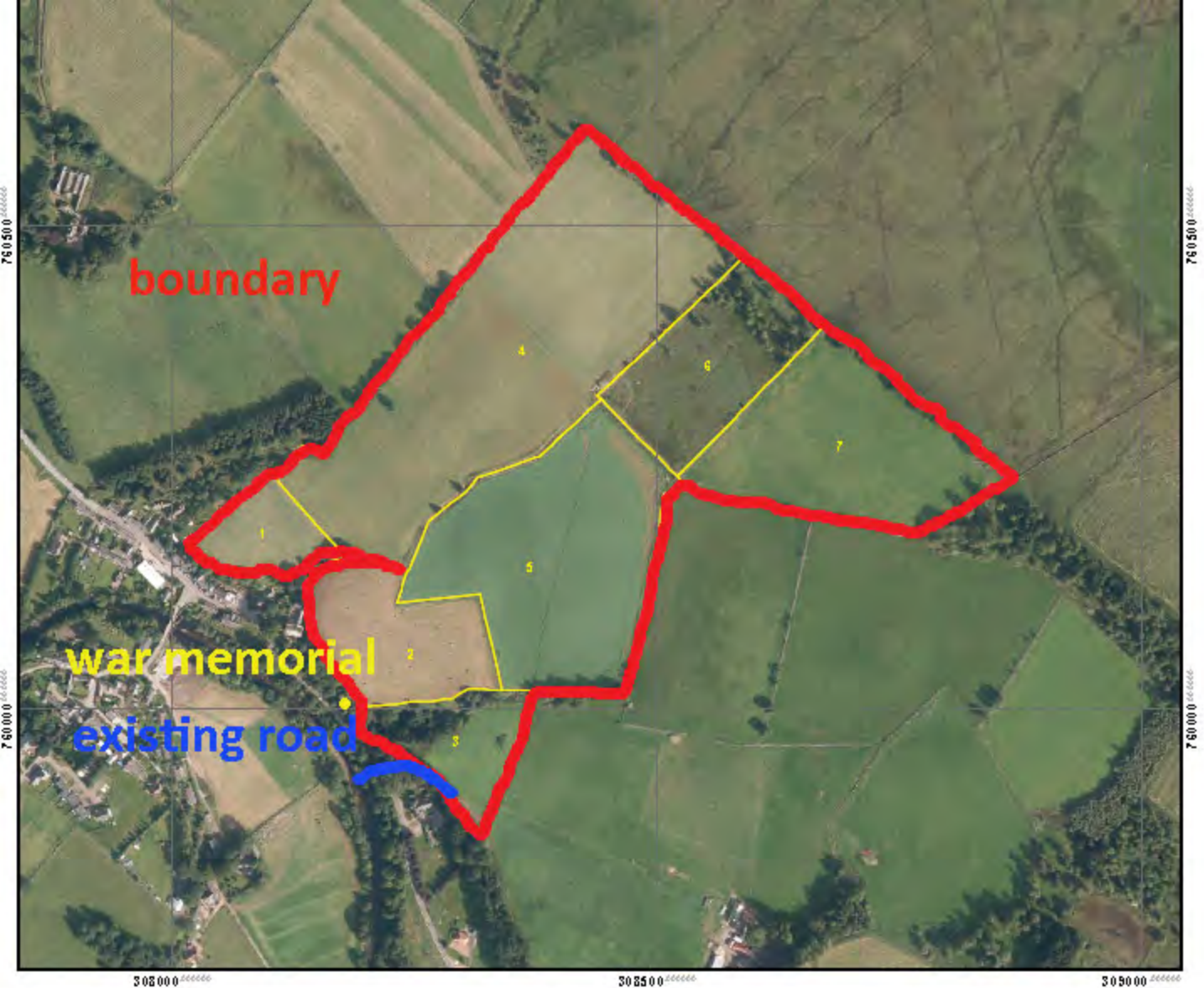
Further information

Completed Submission forms and location plans should be addressed to
developmentplan@pkc.gov.uk

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 1:5,000

Yellow Land Parcel Boundary

In order to comply with Ordnance Survey licence conditions this IACS Land Parcel map can only be used by you or your agent for official dealings with the Scottish Government. If you wish to use this map for any other purpose you are required to enter separate licensing arrangements with Ordnance Survey.

1 cm equals 50 Metres

1 cm equals 55 Yards

1 inch equals 125 Yards

0 0.125 0.25 Miles

0 0.25 0.5 Kilometres

K



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	David Campbell
Organisation/ Community Council	GL Hearn
Building No./Name	16
Address	Gordon Street
Town/City	Glasgow
Postcode	G1 3PT
Telephone	0141 226 8221
Mobile	07798705246
Email	david.campbell@glhearn.com

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	James Neilson	Postcode	
organisation	Farmcare Trading Ltd	Telephone	
Building No./Name		Mobile	
Address		Email	
Town/City			

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

4. Who is the main contact for this submission?

- ☒ You ☐ Developer ☐ Land Owner
☐ Other

5. Site Area

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

Hectares (ha) Square Metres (sq m)

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

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

Rosemount Farm, Blairgowrie

7. Current and Proposed Land Use

Please describe the current designation and use of the site:

Current use is farmland and is allocated as countryside in the adopted LDP.

What land use would you like the site considered for?

This representation is being made with regard to a strip of land that runs along the north side of Parkhead Road, as shown on the plan provided, and which would be required to facilitate access to the field to the north if it was to be deemed appropriate for development. We are aware that the Council is looking to allocate additional land for housing in the Strathmore part of the Council area, which includes Blairgowrie, and this representation is being made with that in mind. The field to the north of Parkhead Road would appear to have some merit as a potential residential development site, and Farmcare wish to simply draw their ownership here to the Council's attention, and to highlight their willingness to work with the Council and others to facilitate access to this field, should that be required.

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?

We are promoting the land in question as having potential to facilitate access to the field to the north of Parkhead Road, if that was to be promoted and deemed suitable for residential development. As referenced above, we are aware that the Council is looking to allocate additional land for housing in the Strathmore part of the Council area, which includes Blairgowrie, and this representation is being made with that in mind. The field to the north of Parkhead Road would appear to have some merit as a potential residential development site, and Farmcare wish to simply draw their ownership here to the Council's attention, and to highlight their willingness to work with the Council and others to facilitate access to this field, should that be required. If the site was promoted and deemed appropriate by the Council then it could be assumed that the Council will have concluded that development there supports the Community Plan objectives.



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

See response above to Q8

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

N/A

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

N/A

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

The NPF seeks to support vibrant rural areas and ensure that development plans help deliver land to meet housing needs. This representation seeks to support that by promoting land that could help facilitate access to a potential housing site.

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.

See responses above to Q8 and Q12

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

☒ Yes ☐ No

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

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

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

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

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

No

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

None known

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

No

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

N/A. See the responses under Q8 and Q12 above

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

As above - see responses to Q8 and Q12

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

As above - see responses to Q8 and Q12

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

As above - see responses to Q8 and Q12

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.

As above - see responses to Q8 and Q12

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

As above - see responses to Q8 and Q12

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 above - see responses to Q8 and Q12

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 above - see responses to Q8 and Q12

SAFEGUARD GREEN INFRASTRUCTURE

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

As above - see responses to Q8 and Q12

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

As above - see responses to Q8 and Q12

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).

N/A. As above - see response to Q8 and Q12

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 Campbell (GL Hearn for Farmcare Trading Ltd)

Date:

25/3/15

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

Red line site plans (x 2)

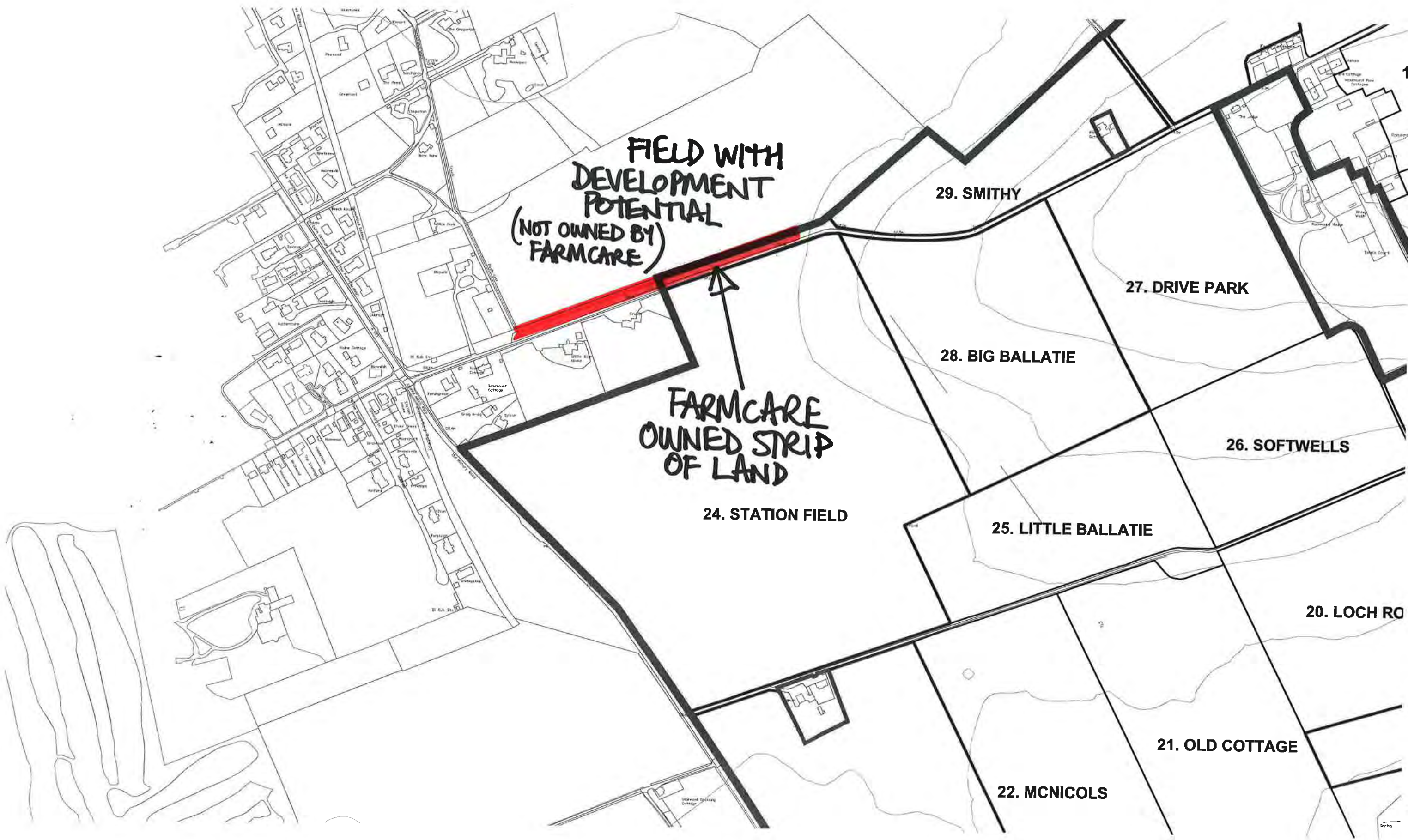
Completed Submission forms and location plans should be addressed to developmentplan@pkc.gov.uk

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.





FIELD WITH
DEVELOPMENT
POTENTIAL
(NOT OWNED BY
FARMCARE)

FARMCARE
OWNED STRIP
OF LAND

29. SMITHY

27. DRIVE PARK

28. BIG BALLATIE

26. SOFTWELLS

25. LITTLE BALLATIE

20. LOCH RO

21. OLD COTTAGE

22. MCNICOLS

24. STATION FIELD



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	David Campbell
Organisation/ Community Council	GL Hearn
Building No./Name	16
Address	Gordon Street
Town/City	Glasgow
Postcode	G1 3PT
Telephone	0141 226 8221
Mobile	07798705246
Email	david.campbell@glhearn.com

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	James Neilson
organisation	Farmcare Trading Ltd
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) 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.

Rosemount Farm, Blairgowrie

7. Current and Proposed Land Use

Please describe the current designation and use of the site:

Current use is farmland and is allocated as countryside in the adopted LDP.

What land use would you like the site considered for?

Proposed use for farm related education/retail/leisure.

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?

We are promoting the land in question as having potential to accommodate farm-related education/retail/tourism development associated with the ongoing fruit and arable farming operations that currently take place at Rosemount Farm. The farm is owned and operated by Farmcare Trading Ltd and a the farm is a key participant in Farmcare's Farm to Fork initiative, which supports farm visits by school groups and others, to inspire children to get passionate about food, about fresh, good quality ingredients and cooking with them. The initiative seeks to encourage children who have visited the farm to make healthier lifestyle choices about the food they eat. For some, it may be the first time they have experienced the countryside and all it has to offer and the hope is that they will leave with a greater appreciation for the outdoors, gaining an understanding of the importance of farming, both in supplying food and protecting wildlife within its natural habitat. Since 2005, Farmcare Trading Ltd has also supported the Habitat Heroes wildlife and conservation scheme, which seek to care for the land, provide good husbandry, support wildlife and support rural education.

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

See response above to Q8

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

Yes

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

N/A

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

The NPF establishes an objective to have vibrant rural areas, and the proposal that is subject of this representation will support this objective.

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 as the proposal does not promote 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?

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

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

The site is in close proximity to Ardmuir Pit grouping (identified under Canmore and Historic Environment Record), and this will be taken into account when forming detailed proposals.

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

None known

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

No

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

The response under Q8 above explains the rationale for the proposed development and that it is inherently linked to the existing agricultural operations at Rosemount Farm. Other neighbouring uses will be taken into consideration when forming detailed proposals.

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

As above - see response to Q8 and Q12

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

The site is immediately adjacent to the existing settlement, and can therefore be easily accessed by pedestrians and cyclists. Much of the traffic that will be attracted to the development will be buses, transporting children between schools and the Farm to Fork facility by sustainable means.

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

The development can be designed to maximise solar gain.

INFRASTRUCTURE CAPACITY

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

☐ Water

☐ Sewerage

☐ Electricity

☐ Gas

☐ Telecommunications/Digital

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

No

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

The site is bounded, and can be accessed, by the A923 Coupar Angus Road

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

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

No known capacity issues that would preclude the form of development being proposed

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 constraints to development in terms of site stability or contamination. Albeit the SEPA Flood Map does show that a small part of the site may potentially be affected by flooding, this matter can be dealt with in the detailed scheme design, particularly mindful that adjacent land is in the ownership of Farmcare and can potentially be utilised to support any necessary mitigation. There are no overhead lines of Health & Safety Exclusion Zones affecting the site.

SAFEGUARD GREEN INFRASTRUCTURE

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

The proposal will have limited impact on the landscape character of the area, and the scheme design and mitigation, by way of planting and landscaping, can in fact help enhance the visual quality of the entrance to Blairgowrie along the A923.

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

The proposal seeks to support the local resident populations interaction and understanding of the working farm landscape that surrounds Blairgowrie, and this will support and enhance the opportunities for residents to access the countryside in, around and beyond the Rosemount Farm estate.

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).

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:

[Redacted Signature]

Name:

David Campbell (GL Hearn for Farmcare Trading Ltd)

Date:

25 March 2015

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

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

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

Further information

Red line site plans (x 2)

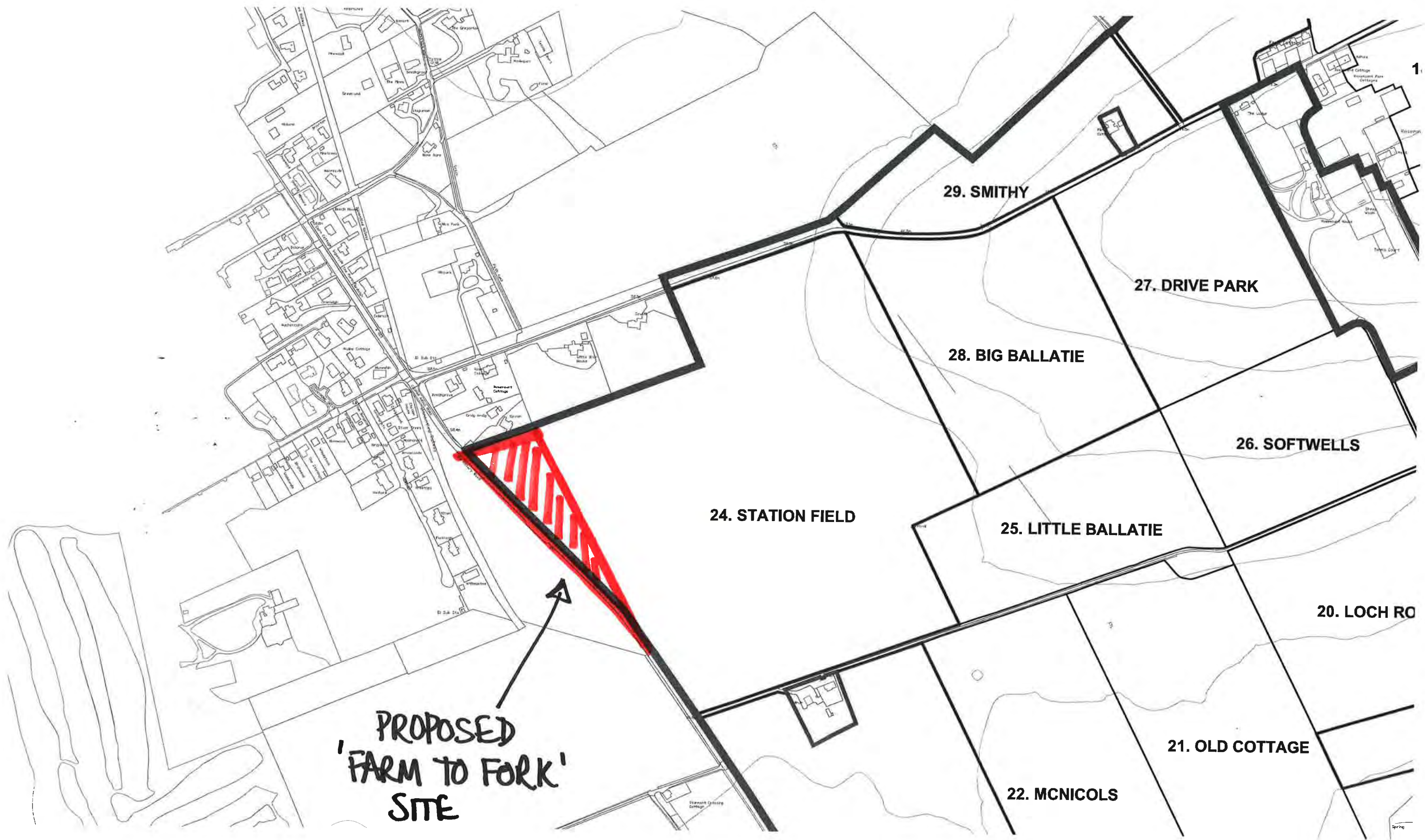
Completed Submission forms and location plans should be addressed to developmentplan@pkc.gov.uk

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="Dirnanean Estate"/>
Organisation/ Community Council	<input type="text"/>
Building No./Name	<input type="text"/>
Address	<input type="text" value="Enochdhu"/>
Town/City	<input type="text" value="Blairgowrie"/>
Postcode	<input type="text" value="PH10 7PD"/>
Telephone	<input type="text"/>
Mobile	<input type="text"/>
Email	<input type="text"/>

2. Lead Developers Details (if any)

Name	<input type="text" value="John Manning Chartered Architect"/>
Organisation	<input type="text" value="agent"/>
Building No./Name	<input type="text"/>
Address	<input type="text" value="Dirnanean Enochdhu"/>
Town/ City	<input type="text" value="Blairgowrie"/>
Postcode	<input type="text" value="PH10 7PD"/>
Telephone	<input type="text" value="01250 881400"/>
Mobile	<input type="text" value="07593010963"/>
Email	<input type="text" value="jm@johnmanningarchitect.co.uk"/>

3. Primary Landowner's Details (if known)

Name	<input type="text" value="as above"/>	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.

Duncan's Top
Enochdhu
PH10 7PE

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 and 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?

At the moment the population of Strathardle as part of Mount Blair Community is declining and getting older. By having more permanent residents working in the area it will become a more sustainable community.
The proposed design will incorporate a district heating system using locally sourced wood will make it more sustainable and enhance the sustainability of the locality.

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

See above. The design will incorporate live/work units as well as some let business units and some affordable housing.

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

Yes with the Live/work and let business units

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

The site has been identified for development since 2003 and has been excluded from the farm tenancy.

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.

Although PKC asserts that there is no demand for housing in this area this is being challenged by the Mount Blair Community Development Trust who are about to commission an independent assessment as an extension of their Community Action Plan. It is a chicken and egg situation without employment there will be no additional demand for residential accommodation. This proposed site will provide additional employment facilities.

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

☒ Yes ☐ No

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

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

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

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

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

There are no known historic or archeological sites on or near this site. The site is naturally screened by mature trees.

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

It has been in agricultural use at least since the first OS map of 1870

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

Not as such but revenue from the development will enable existing traditional stone buildings to be repaired and converted.

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

Enochdhu village mainly consists of a row of cottages (6), the converted Smithy and unconnected with the village, Ardle Lodge which are adjacent but this site does not impinge on their view.

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

The site is screened by trees (as stated above) but the scale and materials of the proposed houses will be compatible with the rural location. As well as the cottages in Enochdhu there is a group of large farm buildings on the West side.

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

The site is close to the A 924 and has a bus service to Blairgowrie. The site lies beside the route of the Cateran Trail.

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

The site lies not far from the river Ardle and so is on relatively lower ground protected by the existing trees. The houses are likely to be fitted with solar thermal collectors.

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.

When the water main was installed (2010) we asked SW to include for this proposed development. The estate has a Hydro-electric plant which supplies the grid so there is adequate capacity.

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

The site lies adjacent to the A924 and is 10 miles from Pitlochry railway station and 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.

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.

The site is outwith the flood plain being on a haugh. SSE (formely SHE) have been approached about diverting or undergrounding the overhead HT cables; if this cannot be done economically the layout can be adjusted to avoid them.

SAFEGUARD GREEN INFRASTRUCTURE

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

As stated above the site is surrounded by existing trees and the materials used will be compatible with a rural site.

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

Biomass district heating and the use of locally sourced materials - the estate produces home grown site sawn timber.

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

Please give details.

☒ Yes ☐ No

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

The higher ground of the estate is designated as part of the SPA; it is about 1 mile distant and in no way does this site effect the SPA or the habitat of any of the protected species.

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 of which we are aware

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).

In terms of access and site suitability this site could be developed immediately

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?

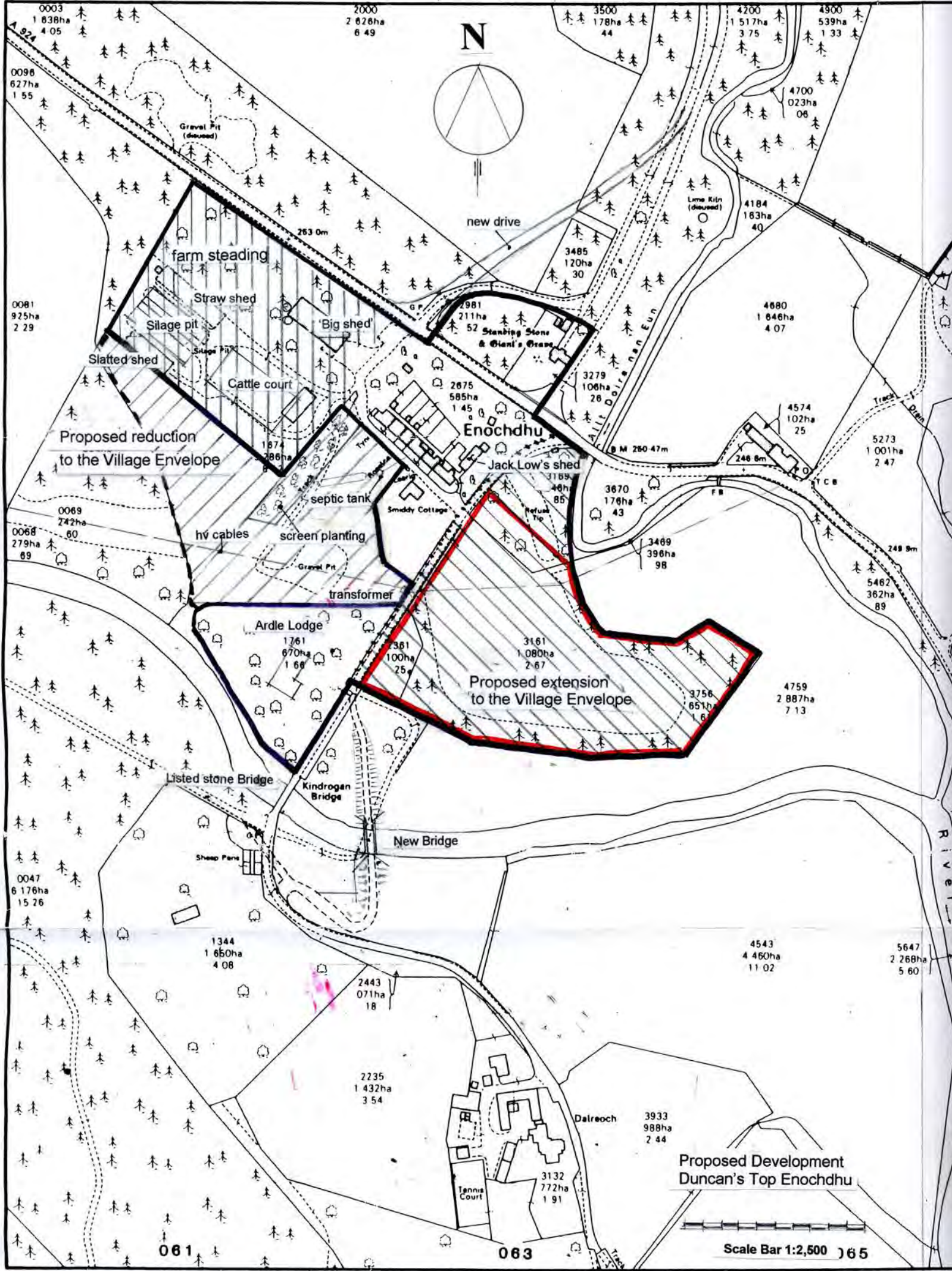
Further information

Completed Submission forms and location plans should be addressed to
developmentplan@pkc.gov.uk

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

2. Lead Developers Details (if any)

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

3. Primary Landowner's Details (if known)

Name	<input type="text" value="R SHEPHERD"/>	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.

WESTFIELDS of RATTRAY FARM
BALMORAL ROAD
RATTRAY
PH10 7HY

7. Current and Proposed Land Use

Please describe the current designation and use of the site:

The proposed site is located outwith but adjacent to the settlement boundary. The farm buildings and immediate surrounding area have been vacant and derelict since 2001 . The buildings area/site were previously used for intensive pig fattening units (the buildings are incapable of re-use as they were purposely built for the pig industry).The yard areas were built for storage and are concrete based along with the silos. The woodland area is of scrub woodland .The field to the south 0.95 ha is of poor quality agriculture and is only used for taking hay off once a year.
Westfield of Rattray is a brownfield site located immediately adjacent to the existing town boundary and was previously catagorised as Brownfield Land in the Landward Area. The site was previously proposed to be designated BO2 - Opportunity Site; "The development of a mixed use development comprising housing with associated workspaces limited to uses compatible with residential amenity" in the 2005 Draft Eastern Area Local Plan. This designation was not carried forward into the Local Development Plan.

What land use would you like the site considered for?

This representation is to request the identification of the site in the Perth & Kinross Local Development Plan as suitable for residential development. The total site measures 4.32ha, however there are two identifiable development parcels comprising 2.3ha and 0.83ha respectively and are consistent with the zonings identified at the time of the draft Eastern Area Local Plan (see plans attached). The site is capable of accommodating circa 70 - 80 houses.

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?

Redevelopment of a vacant brownfield site for residential development is the most sustainable form of development. Furthermore the redevelopment for residential purposes is the only form of development which will support the site costs of redevelopment which include addressing the demolition and removal of unsightly buildings and potential contamination. The site is well located to use existing services and will assist in the protection of greenfield land from unnecessary development. Its redevelopment through a positive designation will contribute towards creating an attractive place to live and do business.

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

The redevelopment of the site for residential / employment uses will remove the dereliction which currently exists and will enhance the attractiveness of the area. It will provide housing and spaces for people to live and work.

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

Although predominantly residential, by providing for a mixed use development, the site will create employment opportunities within Perth & Kinross and will minimise the need for unnecessary commuting.

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

The current site does not represent a loss of employment land since the operation of the former piggery ceased to operate some years ago and there is no prospect of the land or buildings being brought into productive or active use for other employment uses in its current form.

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

NPF3 states that Perth's central location within Scotland's road and rail network makes it ideally placed to attract investment, as does its high quality of life with a strong cultural scene in and around the city and a range of outdoor activities on its doorstep. Key tourism assets include the towns and countryside in Perthshire and Angus, extending into the Cairngorms National Park. Redevelopment of the site, on this key tourist route, is supported by the National Planning Framework preserving the highly attractive environment for the benefit of tourists and local residents.

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 at Westfields of Rattray is within the Strathmore Housing Market Area. It was identified as Site (B02) in the 2005 Draft Eastern Area Local Plan (3.13ha land) for houses in a mixed development. Although the 2005 LP did not proceed to adoption the site should be included in this Local Development Plan. Its identification would also reduce the necessity for so much greenfield land to be made available for housing. Development of this brownfield land would clean up an unattractive/derelict site, and enhance a key tourist route. Its identification in the Plan would ensure early action be taken on the site. At the last LDP examination, the Council's approach was that housing and business was supported on the site by existing policies i.e. Policy RD3: Housing in the Countryside and Policy ED3: Rural Business and Diversification. For that reason the Council saw no need to artificially extend the boundary northwards to include the area, where other policies would not preclude the type of development proposed. We would argue that given the support under these policy considerations, there is no reason not to extend the boundary northwards and include the site within the urban boundary.

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

☒ Yes ☐ No

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

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

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

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

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

There are no cultural heritage assets affected by the proposal to allocate the site for housing and business. Indeed, it is quite the opposite since failure to support the development of the site through an allocation in the LDP itself impacts on the wider countryside as it is an eyesore site which requires redevelopment.

Reliance on Policy RD3: Housing in the Countryside, which itself is qualified by the requirement to comply with all relevant Supplementary Guidance, in particular the Housing in the Countryside Guide, has simply created uncertainty as to what level and scale of development would be supported. Indeed, contrary to the previous view that redevelopment of the site is supported by policy RD3, it is clear that this policy support is restricted to a maximum of 5 new houses. This level of new development would not be sufficient to cross subsidise the significant development costs of redeveloping this brownfield site including the demolition, clearance and remediation of the land.

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

The site previously operated as a piggery however the economic viability of the business diminished in the late 1990's resulting in the business ceasing to operate. The redundant buildings and extensive hard standing areas remain on site and there are no funding mechanisms available to remove them other than cross subsidy from development..

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

The existing buildings are customised to suit the former piggery operation and are therefore incapable of re-use.

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

The redevelopment of the site for housing and business use (mixed use) would be entirely compatible with neighbouring uses which are largely housing and a local shop. We do not see any conflict between the proposed use of the site for predominantly residential purposes with existing uses adjacent to or close to the site.

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

The character of the surrounding area is largely countryside or urban edge with roadside development evident along the A93 heading northwards beyond the settlement boundary. The scale of the redevelopment of the site at Westfields Farm is not out of character with the wider area which is characterised by small groupings of houses on principle routes.

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

The site is located within 400m of the Keathbank Mill Bus Stop. It is situated on Balmoral Road, crossing near Keathbank Mill Blairgowrie and is served by the 63 and 71 services operating every 15 minutes..

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

INFRASTRUCTURE CAPACITY

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

☒ Water

☒ Sewerage

☒ Electricity

☒ Gas

☒ Telecommunications/Digital

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

No contact has been made with existing service providers as the site is already serviced with all of the normal utilities.

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

The site is located directly on the A93, immediately north of Rattray/Blairgowrie. A suitable and safe access can be achieved at this location directly onto the adopted road.

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

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

There are no capacity issues or constraints to the development of the site.

SITE TECHNICAL CONSTRAINTS

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

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

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

The redevelopment of the site will address potential contamination issues and there is nothing to suggest these cannot be overcome through investigation and appropriate mitigation. There is no risk of flooding on the site. The SEPA flood maps clearly demonstrate this.

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

Removal of the industrial scale buildings and replacement with appropriately designed residential development will enhance the landscape character of the area.

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

The site, which is located directly on a principle tourist route, is currently an eyesore and redevelopment of the site, with appropriate strengthening of the existing landscape structure, characterised by woodland blocks and hedgerows, will contribute towards the enhancement of 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.

A search on Scottish Natural Heritage's Sitelink webpage shows that there are no designations impacted by the redevelopment of the site at Westfields of Rattray.

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.

Previously, Persimmon Homes were interested in the site and it is understood that a positive allocation for housing would revive their interest in this attractive site for residential development.

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).

There is acknowledged and historical developer interest in the site. There are no constraints to an early redevelopment of the site which would delay development beyond the first 5yrs of the adoption of the LDP i.e. in the period up to 2023.

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

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.

WESTFIELDS OF RATTRAY FARM, BLAIRGOWRIE & RATTRAY

PROPOSED DEVELOPMENT SITE AND HOUSING PARCELS



SITE AREA



WESTFIELDS OF RATTRAY FARM, BLAIRGOWRIE & RATTRAY

DEVELOPMENT PARCELS

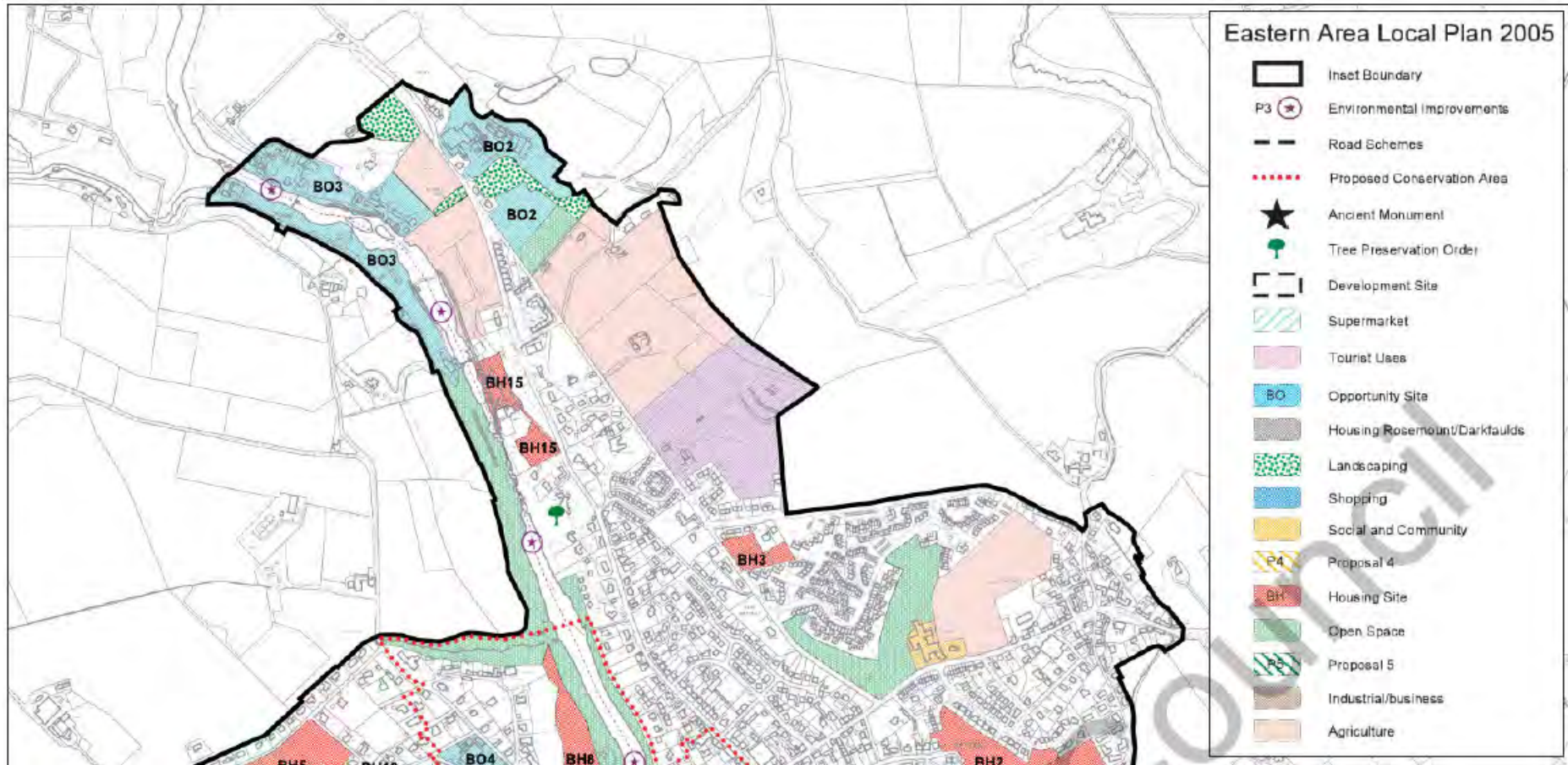


WESTFIELDS OF RATTRAY FARM, BLAIRGOWRIE & RATTRAY

AERIAL VIEW

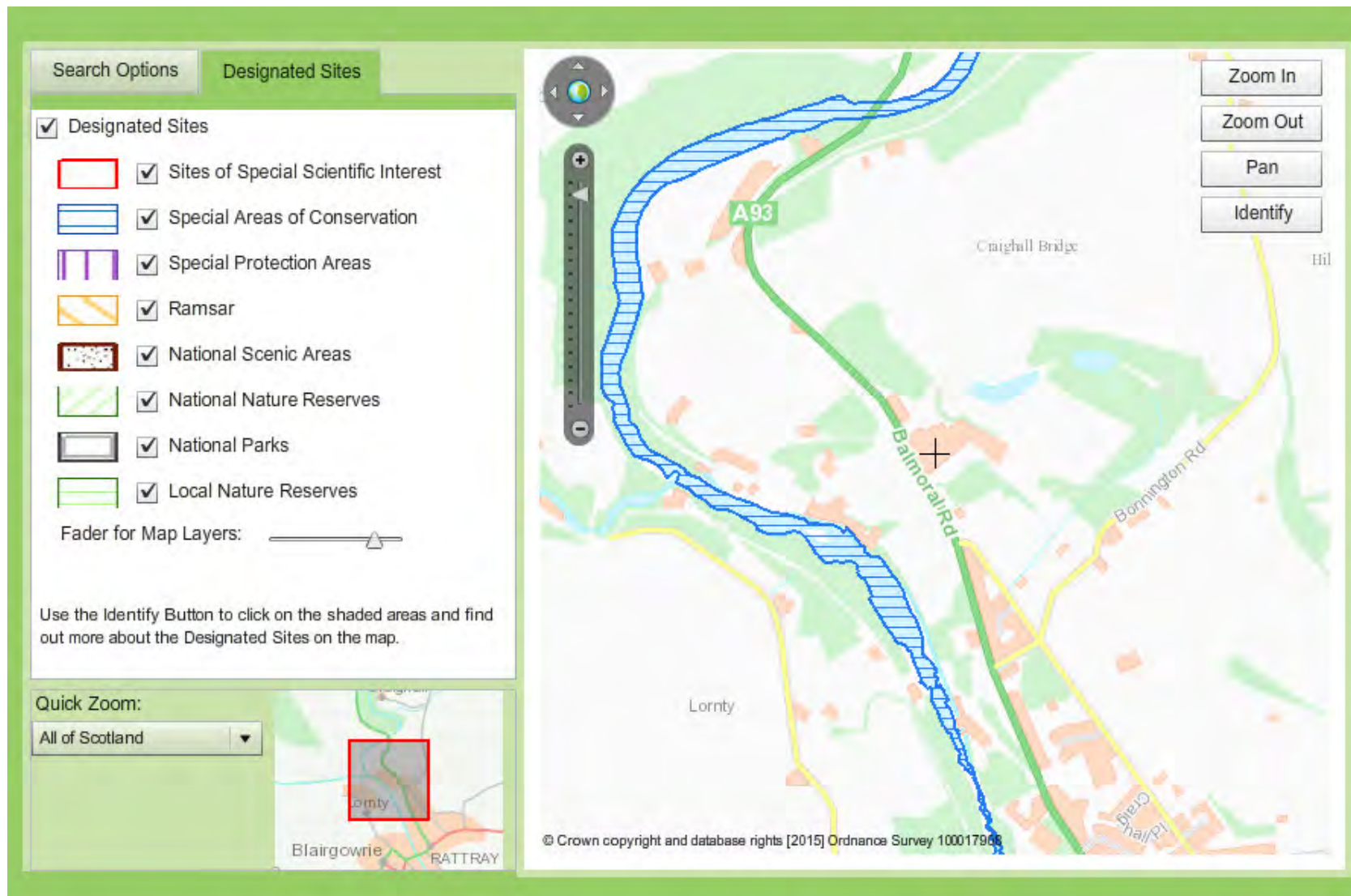


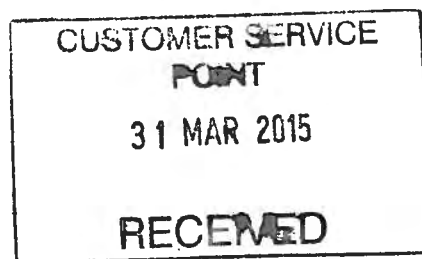
EASTERN AREA LOCAL PLAN DRAFT 2005



WESTFIELDS OF RATTRAY FARM, BLAIRGOWRIE & RATTRAY

SNH DESIGNATIONS





07 APR 2015

30.3.2015

Dear Brenda Murray,

I spoke with you at end of February regarding planning issues for the future of Coupar Angus and you informed me of Main Issues Report that is being prepared.

I represent James Filshie & Partners who farm Pleasance Farm Coupar Angus. My brother Jim Filshie has corresponded over the past few years with you or Council representatives. Sadly he died in April 2015 & it falls upon me to be main contact now.

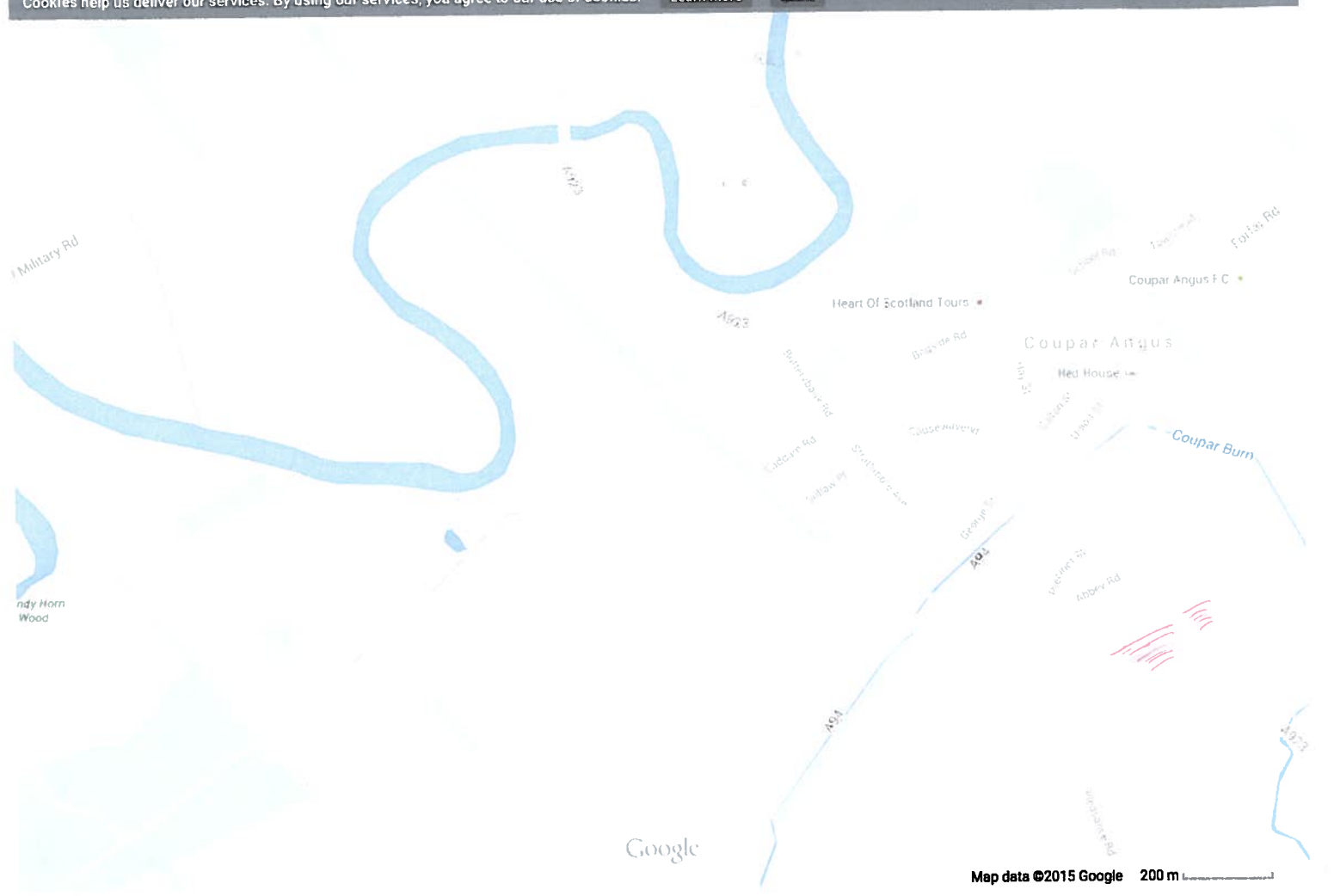
Our fields border the Coupar Angus town boundary.

I am writing in response to the request for suggestions to be considered in preparation of the Main Issues Report for Local Dev Plan for period 2018-23. I have filled in parts of the form downloaded from the internet — but as we have no specific development proposals — I have left most sections blank. If there are plans to enlarge the town boundary then maybe these fields could be considered at this stage.

I look forward to hearing from you.

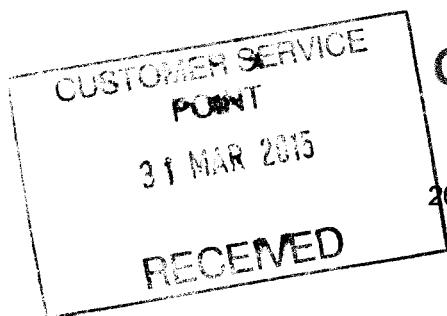
Many thanks

Betty Cocke ✓





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

or ring us on 01738 475300

PART 1 APPLICANT AND SITE DETAILS

1. Your Details

Name	ELIZABETH COCKER
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	As above	Postcode	
organisation	J. FILSHIE + PARTNERS	Telephone	
Building No./Name		Mobile	
Address		Email	
Town/City			

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

4. Who is the main contact for this submission?

☒ You ☐ Developer ☐ Land Owner

☐ Other

5. Site Area

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

Hectares (ha)

13.05

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.

Map included.

7. Current and Proposed Land Use

Please describe the current designation and use of the site:

Current designation – agriculture
~~Proposed~~

What land use would you like the site considered for?

J. Filshie & Partners would like this land to be included in the next development plan for possible housing development.
As the next Local Development Plan is to cover period 2018-23 it ~~is~~ was thought appropriate to make a submission to the "call for sites" at this stage.

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.

This site meets a potential land supply issue for the Strathmore area housing market.

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.

- ☐ Water
- ☐ Sewerage
- ☐ Electricity
- ☐ Gas
- ☐ Telecommunications/Digital

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

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

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.

SAFEGUARD GREEN INFRASTRUCTURE

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 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.

There is no specific development proposed at this stage. Application is only in response to "Call for Sites".

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

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

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

PART 3 DECLARATIONS

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

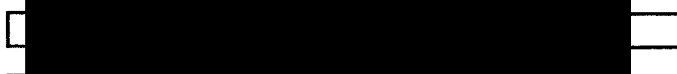
- ☒ I, the promoter/agent confirm I am aware that as part of the Local Development Plan process I may be required to provide further information in the form of studies/investigations or other documentation prepared by suitably qualified professionals to support the information I have provided on this 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:

ELIZABETH J. COCKER

Date:

30.3.2015

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



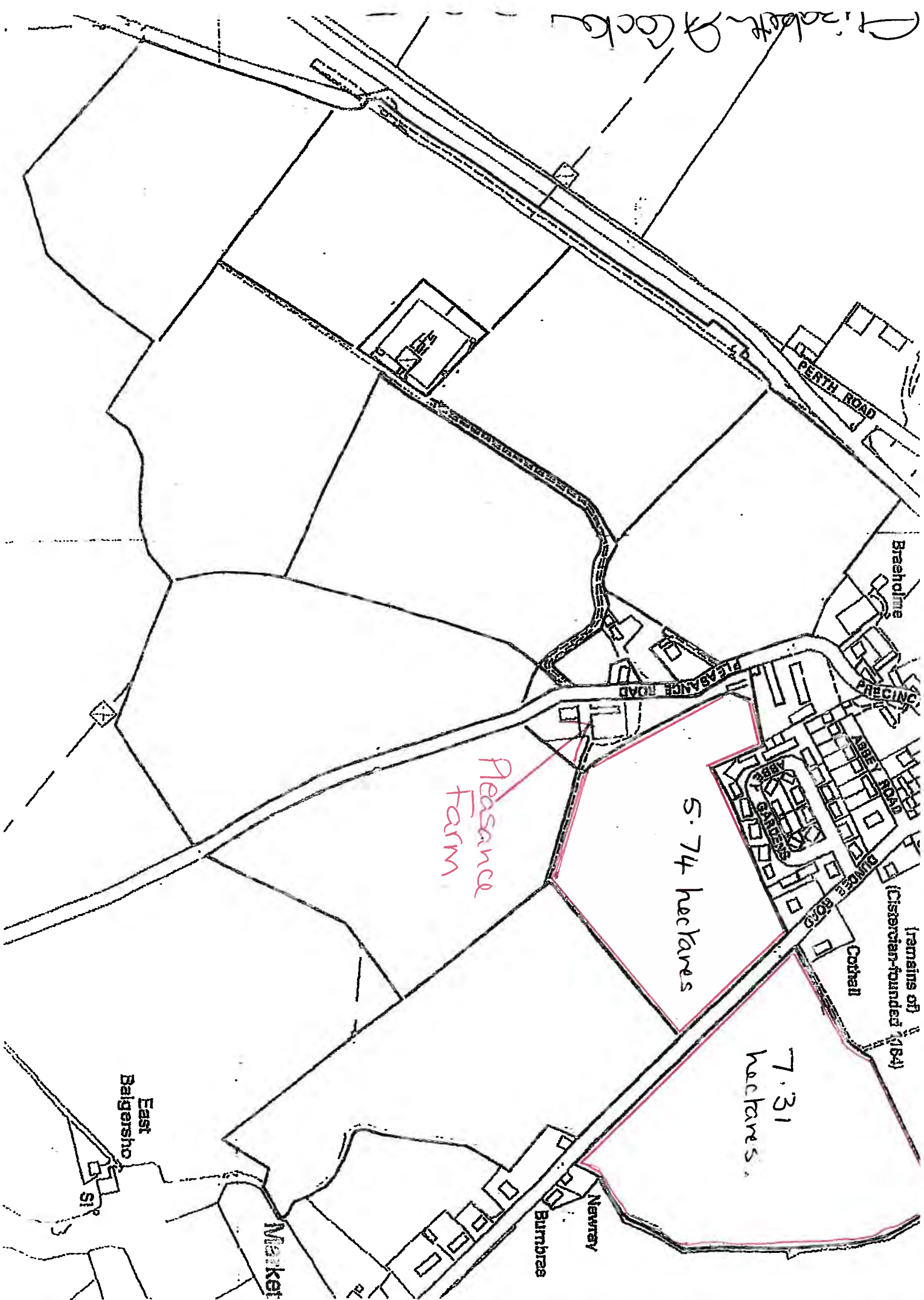
Completed Submission forms and location plans should be addressed to

Or alternatively by post to:

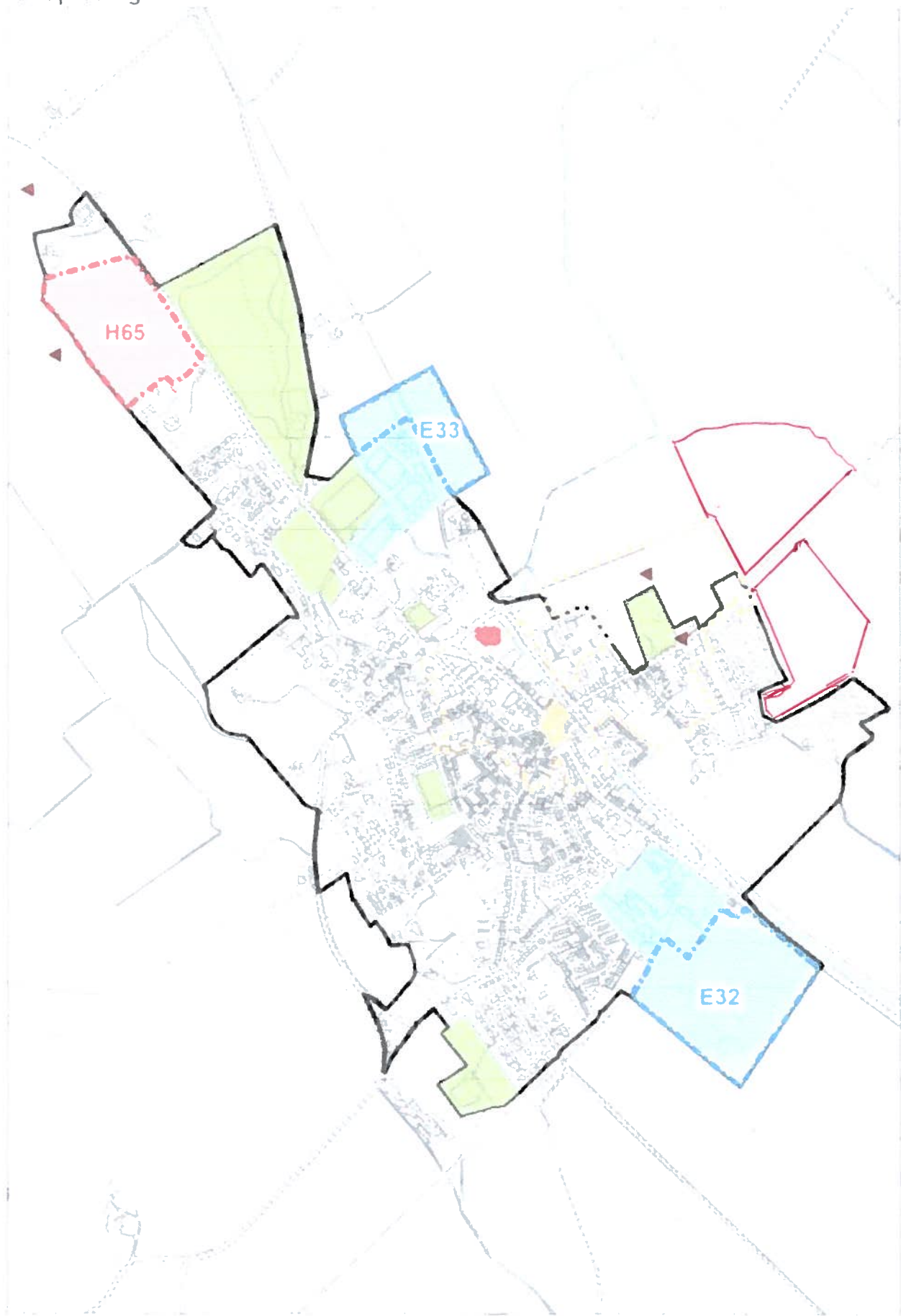
Local Development Plan Team
Perth and Kinross Council
Pullar House
35 Kinnoull Street
Perth
PH1 5GD

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.

Elizabeth A Cooke



Coupar Angus



Reproduced by permission of Ordnance Survey on behalf of HM Government. Crown copyright and database right (2013).
All rights reserved. Ordnance Survey Licence number 10001697.

Scale
← 1:11,000



Elizabeth J. Coker . 30.3.2015 .



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	Chris Mitchell
Organisation/ Community Council	Keppie Planning Ltd
Building No./Name	
Address	160 West Regent Street
Town/City	Glasgow
Postcode	G2 4RL
Telephone	0141 204 0066
Mobile	
Email	cmitchell@keppiedesign.co.uk

2. Lead Developers Details (if any)

Name	David Leaf
Organisation	Bellway Homes Limited (Scotland)
Building No./Name	Bothwell House
Address	Hamilton Business Park Caird Street
Town/ City	Hamilton
Postcode	ML3 0AQ
Telephone	c/o agent
Mobile	c/o agent
Email	c/o agent

3. Primary Landowner's Details (if known)

Name	Mr George Finlay McLaren	Postcode	
organisation	c/o Bellway Homes (Scotland)	Telephone	
Building No./Name		Mobile	
Address		Email	
Town/City			

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

4. Who is the main contact for this submission?

☒ You ☐ Developer ☐ Land Owner

☐ Other

5. Site Area

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

Hectares (ha)

Square Metres (sq m)

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

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

Land off Ardler Road,
Meigle

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?

Residential, with associated open space and woodland

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?

There is a recognised capacity within the village to accommodate new development, however the current allocated opportunities (H68 and H69) have not, are not being, realised. An effective housing release is required, and the release and subsequent development of this site (of circa 125 - 150 houses) will create a new influx of residents into the area, with a variety of ages, incomes, family sizes etc, which will serve to stimulate, and increase the vibrancy of, the local rural community.

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

With the development of circa 125 - 150 houses, this will clearly support the local community and its existing facilities, from local retail, services and employers, to infrastructure such as education and public transport. The proposal would also include new local facilities in the form of new passive and active open amenity space, which will be accessible to all.

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

Whilst housing development will not directly create permanent employment, the influx of new residents to the area will clearly boost the local economy, create increased demand for existing services, and provide an increased pool of employment for existing business and industry within Perth and Kinross.

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.

We are not aware of there being any notable growth in the Strathmore and the Glens area villages over recent Local Plans, nor has there been any notable growth in Meigle in recent years. Indeed, while the current Local Development Plan has only just been adopted, the allocated sites H68 and H69 have been brought forward from previous plans, and having been allocated for a number of years, but never developed. The only time we are aware of there being any housebuilder interest in either of these sites was in 2007/8 when applications were submitted at site H69 (for 92 units), with these being subsequently withdrawn. There has been no planning activity on the sites since. As such, it is clear that the Council has to look for alternative, and more importantly effective, sites to meet the recognised capacity for growth in 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 site accommodates the Belliduff cairn (Scheduled Monument) within the north-east corner, and the listed Belmont Castle and Belmont Castle Stables are located to the immediate south of the site.

Due to the level of screening between the Castle and the site, it is not considered that there will be any notable impact upon Belmont Castle itself. It is considered that the monument can be appropriately accommodated within the site, as part of an open space provision, potentially with an element of interpretation. Whilst residential development on the site will be intervisible with the stables, this can be managed and mitigated through the introduction of structure planting where appropriate and necessary. Indeed, we are not aware of there being any objections to the proposed release from Historic Scotland through the previous Local Development Plan Examination process.

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.

This will be a sensible residential expansion of a residential village. The site is also well screened from neighbouring residential development, screening which can also be augmented where necessary. Infrastructure is currently in place, and can be upgraded where necessary.

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

The existing character of the surrounding area is that of residential village, set within a rural landscape, with a mix of residential styles and densities, and open space. This proposed release/development will exactly match that existing character.

In addition, the 'framing' of the site by existing structural planting, which can be augmented where considered necessary, will serve to minimise impacts upon the surrounding area.

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

The site is well located in connecting to the existing bus service routes through the village. The site is an easy walking distance (5 mins) to the centre of the village, and would also be afforded direct pedestrian linkage from the north-east corner to the bus stops on Dundee Road, all of which affords connections to the wider network of public transport.

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

Due to the structural planting 'framing' of the site, it will be protected from prevailing winds. Given the openness within the site, once behind the structural planting, the site can make effective use of solar gain. This will be determined during any detailed design phase should the site be released.

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, but no issues with capacity anticipated.

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

The site is directly accessible from Ardler Road, from where there is a hierarchical connection from B-roads, to the A-road network (A94 through the village), to the motorway network beyond.

Similarly, given the village location, the site is connected to the rail network via the above-noted road network, including via public transport.

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.

Accessibility studies previously undertaken, which did not raise any issues in terms of capacity within the road network. This study will be updated, however it is anticipated that all local roads and junctions will continue to operate with significant reserve capacity.

SITE TECHNICAL CONSTRAINTS

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

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

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

No known contamination, flood risk, stability or Health and Safety exclusion zone issues. Overhead telecommunications lines currently cross the site, however these can be rerouted as part of any release/development.

SAFEGUARD GREEN INFRASTRUCTURE

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

Given the existing structural landscaping, which is proposed to be augmented and extended, impacts upon the landscape character of the area can be effectively managed and will be minimal. Indeed, the introduction of additional structural planting and the provision of open space will have positive effect.

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

The proposed release/development will contribute through the introduction of additional structural planting and both passive and active open space, in addition to connectivity through the site and to the wider 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).

In direct response to the effectiveness 'tests' as set out in PAN2/2010, the site:

- is in the control of a single housebuilder, with a commitment to build following release;
- is free from any notable physical constraints that would preclude development;
- is not contaminated;
- is not in need of any public funding;
- being located in an attractive rural setting, is marketable and can be built in the plan period;
- is currently afforded the necessary infrastructure, or it can be provided by the developer;
- housing will be the sole use of the land (other than open/amenity space).

PART 3 DECLARATIONS

Action Programme

- ☒ I, the ~~XXXXX~~ 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 ~~XXXXX~~ 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:

Chris Mitchell

Date:

30th March 2015

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

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

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

Further information

Completed Submission forms and location plans should be addressed to
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="Donny Coutts"/>
Organisation/ Community Council	<input type="text" value="D G Coutts Associates"/>
Building No./Name	<input type="text" value="48"/>
Address	<input type="text" value="Camphill Road
Broughty Ferry"/>
Town/City	<input type="text" value="Dundee"/>
Postcode	<input type="text" value="DD5 2JE"/>
Telephone	<input type="text" value="01382 779991"/>
Mobile	<input type="text" value="07831 244448"/>
Email	<input type="text" value="donny@dgcoutts.co.uk"/>

2. Lead Developers Details (if any)

Name	<input type="text" value="Colin and Fiona McCarthy"/>
Organisation	<input type="text"/>
Building No./Name	<input type="text"/>
Address	<input type="text" value="Per agent"/>
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="Colin and Fiona McCarthy"/>	Postcode	<input type="text"/>
organisation	<input type="text"/>	Telephone	<input type="text"/>
Building No./Name	<input type="text"/>	Mobile	<input type="text"/>
Address	<input type="text" value="Per agent"/>	Email	<input type="text"/>
Town/City	<input type="text"/>		

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

4. Who is the main contact for this submission?

- ☒ You ☐ Developer ☐ Land Owner
☐ Other

5. Site Area

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

Hectares (ha)

Square Metres (sq m)

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

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

Land west of The Struan, Woodlands
Road, Rosemount, Blairgowrie,
Perthshire
PH10 6JX

7. Current and Proposed Land Use

Please describe the current designation and use of the site:

Garden ground and stabling/grazing for horses

What land use would you like the site considered for?

Low density, high value, 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?

Creating a safe, secure, and pleasant residential environment for families to bring up their children.

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

All development presents opportunities to contribute to the local economy, help to sustain community facilities, and provide opportunities for interaction with other like-minded families.

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

Temporary employment in the form of construction jobs, and sustain permanent jobs in the service sector of Blairgowrie through use of local shops, recreational facilities, schools, etc.

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.

Most sites allocated in the LDP are for large scale residential developments by the usual volume house builders. These developments are all similar in scale, house type, tenure, and density. The proposal here is for low density, high value units, a type of development that has been historically and traditionally accommodated within the Rosemount area. This type of development, encouraged by the Local Authority in past Local Plan policies, e.g., in the EALP 1983, is failed within the land allocations in the current LDP. My clients have a good track record of providing this type of accommodation in this area, and their developments have been undertaken within structured and supplemented landscaped areas. These are now mature and the benefits are there to be seen.

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

☒ Yes ☐ No

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

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

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

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

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

No

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

Planning permission is in place for one house on the eastern edge of the site.

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

No

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

Neighbouring uses include significant residential development, and the site is very close to a large site allocated for major residential development.

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

Low density, high value development within a structured and well supplemented landscape framework will retain the existing character of the general area of this part of Rosemount. A landscaping management plan will ensure that the ongoing maturity of the landscaping proposals will be realised to a significantly high standard, creating a mature and attractive living environment, without impinging upon the open character of the general area.

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

The site is close to existing bus routes, and within walking distance of other community amenities.

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

The existing landscape provides for some shelter from prevailing winds and the supplementary landscaping proposals will strengthen that. The site is open to the sun and solar gain will be achievable.

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.

My client, who is an experienced developer of this type of housing, informs me that capacity exists within all utilities, and that the networks can support his proposals.

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

The site is adjacent to Woodlands Road, and access is available through to Golf Course Road, and to Cedar Avenue/Douglas Road, in the Betts Estate to the east, and thereafter, to the main Coupar Angus Road. There is no rail link to Blairgowrie.

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 level of development is such that there will be limited impact on the road network. Notwithstanding that fact, in the current climate, calming influences on road traffic, such as shared surfaces, carriageway narrowing, speed bumps etc etc., are encouraged. My client has no problem with the introduction of such measures were they shown to be required in this instance.

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 to development at this site. The existence of a current planning consent for one house on the site (in the control of a family member) is testament to that fact.

SAFEGUARD GREEN INFRASTRUCTURE

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

This is explained in paragraphs above, and in the submission to the Main Issues report consultation. With the correct and appropriate supplementary landscaping framework, this site (and indeed others on the margins of the road network) can strengthen the viability of the core area of the green space in the general area, by denying access to it for major development.

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

There will be pedestrian and cycle links to the open space and football pitches, thereby providing access to the Community School facilities. There will be no vehicular access through the site to these facilities.

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.

Not applicable

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

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

Not applicable

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 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).

The site is free from constraint, in the ownership of my clients, who are developers, and they wish to occupy a house, themselves, on the site. There are no impediments to early development and, there is a current planning permission for one small house on 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:

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

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.

THIS IS THE PLAN REFERRED TO

C & F. MCCARTHY
RE D.G. COUTTS ASSOC.
SITE FOR LOW DENSITY,
HIGH VALUE HOUSING
THE STRUAN, WOODLANDS
ROAD, ROSEMOUNT, BLAIR
- COWRIE, PERTHSHIRE

CAN FOR
2 SITES

RECEIVED
31 MAR 2015

Drawing Ref:- V2/D

**County Property
Searches**

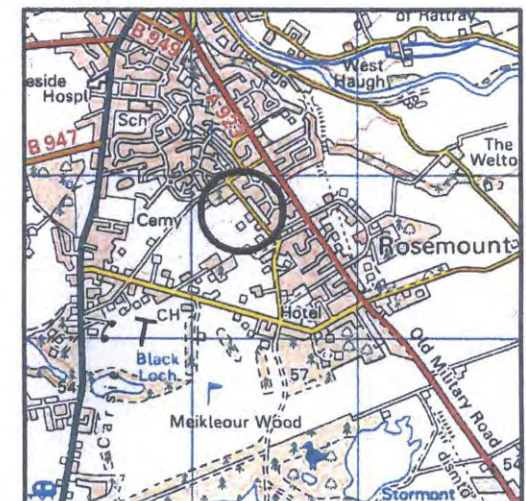
First Floor Office Suite
48 Scott Street
Perth PH1 5EH
LP-5 PERTH
Tel. 01738 567 566
Fax. 01738 567 565

Rosemount - Aug 2014
Area of Ground 3.266 acres
Outlined Red: 1.322 hectares

Crown Copyright. All rights reserved. Licence no. 100019980



LOCATION

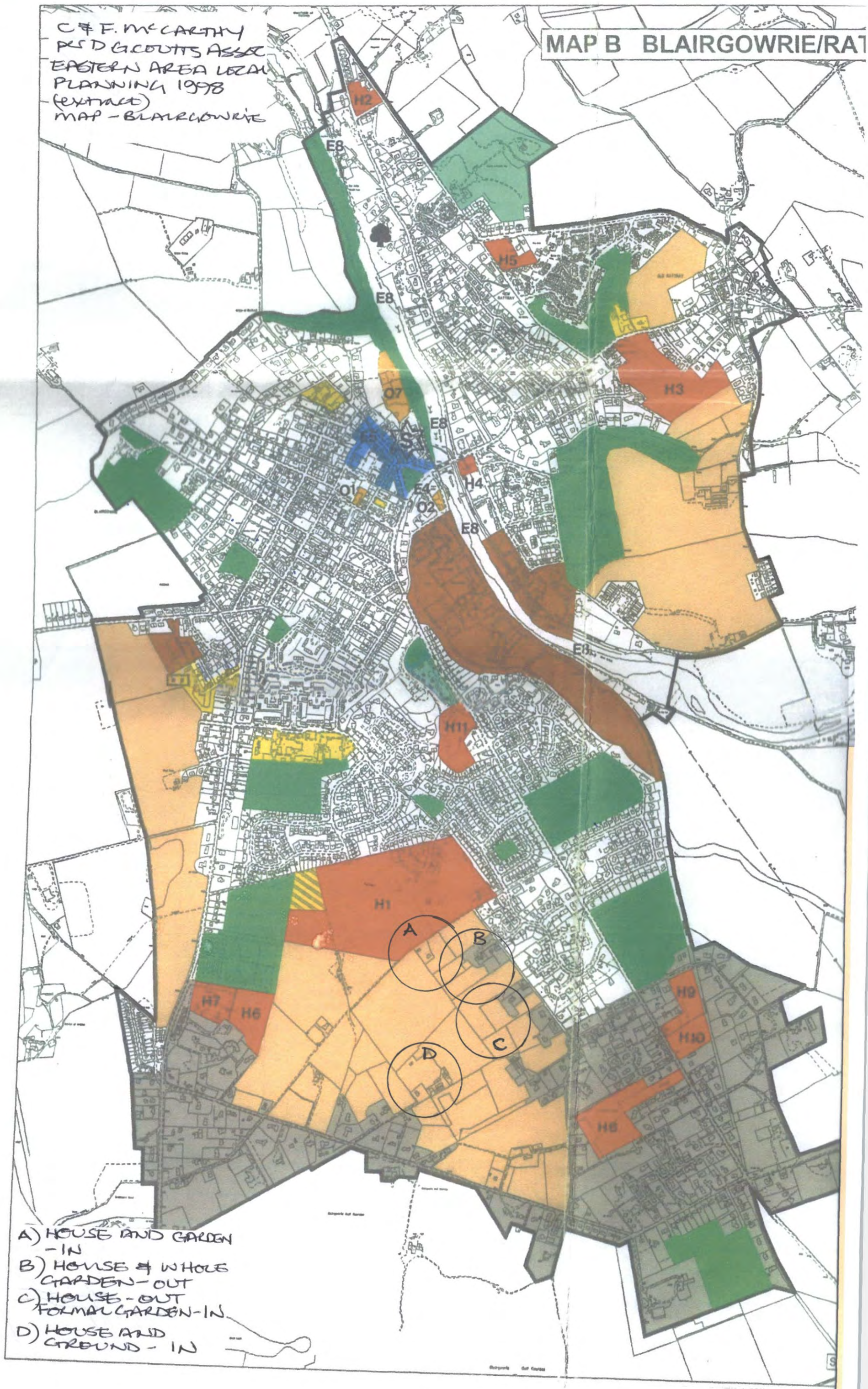


Plot area = 1991 m² (0.2Ha)
House Area = 134 m²
Garage Area = 40 m²

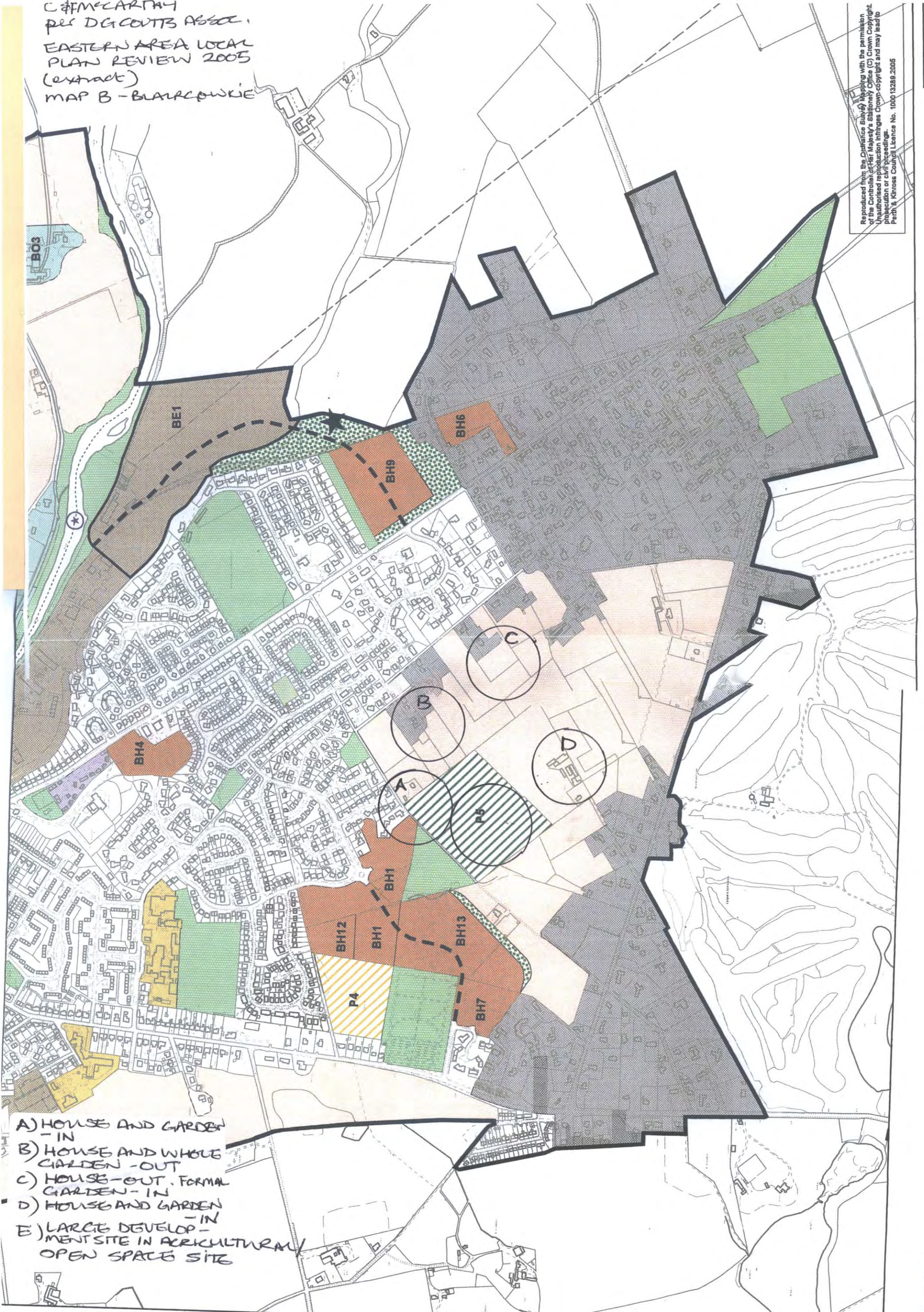


C & F. MCCARTHY
PLD G. COULTS ASSOC
EASTERN AREA LOCAL
PLANNING 1998
(EXTRACT)
MAP - BLAIRGOWRIE

MAP B BLAIRGOWRIE/RA1



C & M McCARTHY
 PER DGCOUTTS ASSOC.
 EASTERN AREA LOCAL
 PLAN REVIEW 2005
 (extract)
 MAP B - BLAIRCOWKIE



- A) HOUSE AND GARDEN - IN
- B) HOUSE AND WHOLE GARDEN - OUT
- C) HOUSE - OUT, FORMAL GARDEN - IN
- D) HOUSE AND GARDEN - IN
- E) LARGE DEVELOPMENT SITE IN AGRICULTURAL / OPEN SPACE SITE

Reproduced from the Ordnance Survey Mapping with the permission of the Controller of Her Majesty's Stationery Office (C) Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Perth & Kinross Council Licence No. 100013288 2005

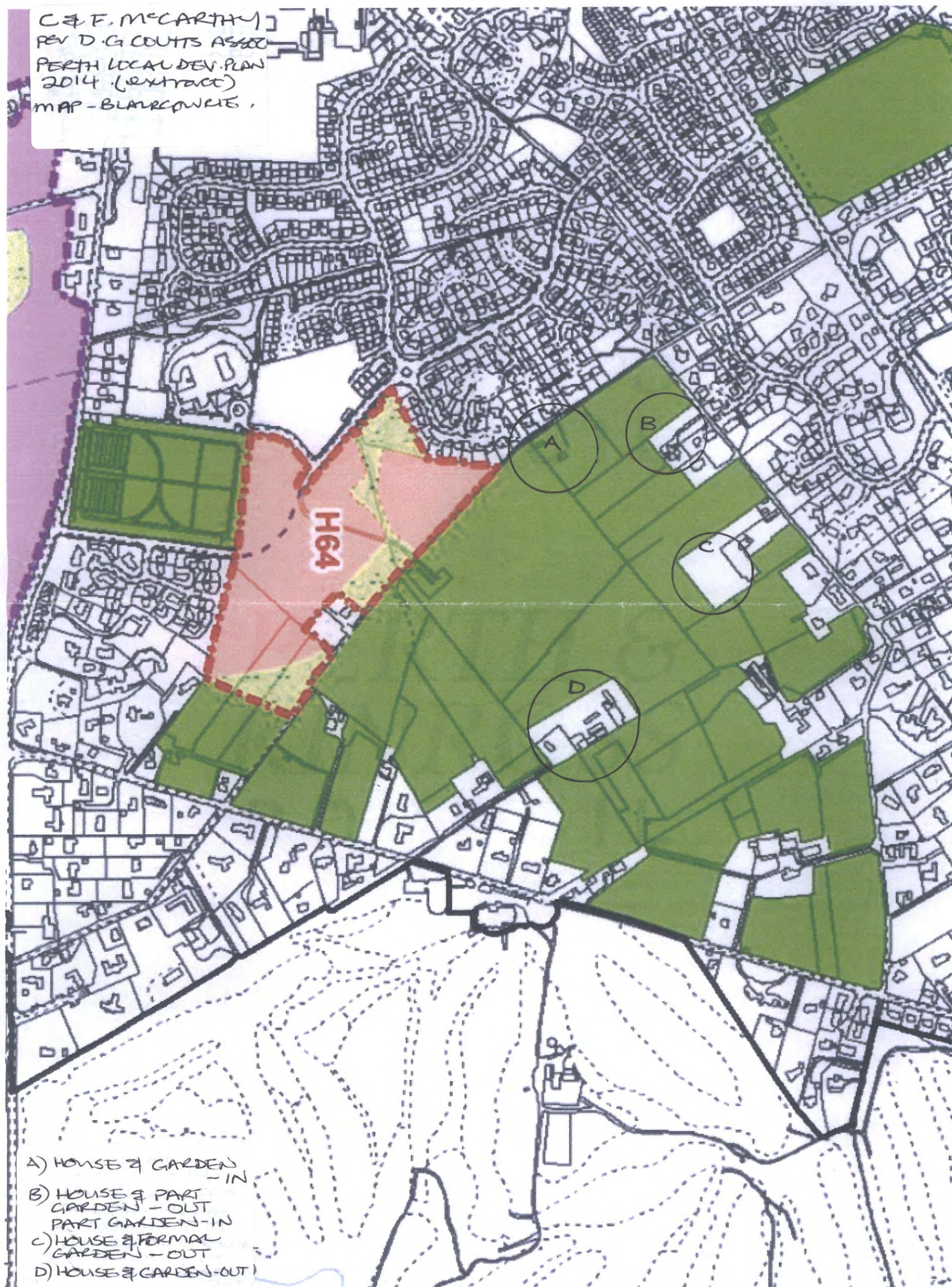


Perth & Kinross Council Planning & Transportation
 Pullar House, 35 Kinnoull Street, Perth PH1 5GD
 Telephone (01738) 475000



Scale 1:8000

C & F. MCCARTHY
REV D.G. COULTS ASSOC
PERTH LOCAL DEV. PLAN
2014 (EXTRACT)
MAP - BLAIRCOWRIE,





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="Paul Houghton"/>
Organisation/ Community Council	<input type="text" value="Houghton Planning Ltd"/>
Building No./Name	<input type="text" value="102"/>
Address	<input type="text" value="High Street"/>
Town/City	<input type="text" value="Dunblane"/>
Postcode	<input type="text" value="FK15 0ER"/>
Telephone	<input type="text" value="01786 825575"/>
Mobile	<input type="text" value="07780 117708"/>
Email	<input type="text" value="paul@houghtonplanning.co.uk"/>

2. Lead Developers Details (if any)

Name	<input type="text" value="Sted Investments Ltd"/>
Organisation	<input type="text"/>
Building No./Name	<input type="text" value="c/o 21"/>
Address	<input type="text" value="Forest Road"/>
Town/ City	<input type="text" value="Aberdeen"/>
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="Sted Investments Ltd"/>	Postcode	<input type="text"/>
organisation	<input type="text"/>	Telephone	<input type="text"/>
Building No./Name	<input type="text" value="c/o 21"/>	Mobile	<input type="text"/>
Address	<input type="text" value="Forest Road, Aberdeen"/>	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.

Stonefield, Golf Course Road,
Blairgowrie, PH10 6LJ

7. Current and Proposed Land Use

Please describe the current designation and use of the site:

Dilapidated bungalow and garden ground.

The site has been the subject of a previous planning application and appeal for the "demolition of cottage and erection of eight care cottages, eight care apartments, two garages and formation of road and associated parking (Application for planning permission 11/01256/FLL dated 19 July 2011 refused by notice dated 27 January 2012 and Planning appeal reference: PPA-340-2066). The appeal was only dismissed based upon the extent to which development could potentially cause noise and disturbance to neighbouring residential properties, with the reporter accepting that development of this site would otherwise be in-keeping with the character of the area.

A further application for a similar development will be submitted shortly.

What land use would you like the site considered for?

Residential development, probably specialist (care based) 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?

The proposed site can provide new residential development, probably specialist (care based), that will give added choice to those looking to live in Blairgowrie and the local area.

The site is well located in relation to the settlement, its services and facilities, and is thus a sustainable location for new development.

Allowing the site to be developed will help support existing local businesses and jobs, and support the creation of new ones in the construction sector.

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

Allowing new housing on this site will support local services and facilities by increasing the local population and thus available local spend.

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

Allowing the site to be developed will help support existing local businesses and jobs, and support the creation of new ones in the construction sector.

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 proposed site can provide new residential development, probably specialist (care based), that will give added choice to those looking to live in Blairgowrie and the local area.

The site lies within Blairgowrie, which is defined as a Tier 2 Existing Regional Service Centre in the Perth and Kinross Local Development Plan, and which is seen as likely to accommodate further new development going forward. This is supported in TAYplan, which seeks to concentrate the majority of development within this area in the principal settlement of Blairgowrie.

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.

According to PastMap, there are no SAMs, archaeological sites, or other cultural heritage assets, on the site itself.

The nearest such asset is the Category B listed property known as Shian lying to the north on Woodlands Road. However, there is no direct visual link between the site and this building, and so no impact upon its setting is anticipated.

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

The site is an existing bungalow, Stonefield, and garden.

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

No.

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

The site is bounded by housing, and their gardens, to the north east, north, north west and south west. It is bounded to the south east by an existing care home and care cottages.

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

The area is developed, and has a variety of forms and densities of development, mainly residential, but with some specialist housing, including to the immediate south east.

Development of the site will be consistent with this character. It will be of a layout, form and design that will be in-keeping with existing development, and will not cause the type of disturbance that the previous reporter saw as the only reason not to support development on the site in 2012.

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

All services and facilities are close by and can be accessed by a variety of forms of transport.

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

Development on the site can be orientated to be south facing and thus make best use of solar gain.

The location of the site behind existing development and trees/hedgerows protects it from the (coldest) 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.

The Local Development Plan does not raise any particular infrastructure concerns.

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

The site is accessed via the existing care home to the south east and from there to Golf Course Road.

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

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

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.

The site is mainly flat, would be relatively easy to develop, and slope will not be an issue in that regard.

The Coal Authority online search does not identify the need for a mining report for the site. There is no other records of any ground stability issues in relation to it.

Review of historic maps suggests that the site is unlikely to be contaminated.

The site does not fall within the SEPA defined floodplain.

The site is not affected by any health and safety exclusion zone.

SAFEGUARD GREEN INFRASTRUCTURE

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

Well designed new development on the site should have a positive impact on the landscape character of the area.

The only (soft) landscape feature worthy of retaining are some mature trees, which can be protected during the construction period by appropriate root exclusion areas. They can also be supplemented by the planting of new trees as part of a future landscaping scheme.

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

Trees are currently a feature of the site and will be maintained, as far as possible, in redeveloping the site.

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

Please give details.

☐ Yes ☒ No

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

N/A

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

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

The development of this site is unlikely to impact upon any national, regional or locally designated 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.

N/A

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

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

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

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

The site does not have any constraints that prevent its eventual development. Those that exist can be dealt with as part of preparing proposals for the site and will be funded by the proceeds of development.

Ownership – The owner is willing to release the site for development within the next 5 years.

Physical – There are no physical reasons why the site cannot be developed, as explained above.

Contamination – The site is unlikely to be contaminated.

Infrastructure – It is thought that infrastructure exists, but further investigations are ongoing in that regard.

Land use – Residential, probably specialist care-based, is the most appropriate use, as this would be compatible with existing development in this area.

PART 3 DECLARATIONS

Action Programme

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

Further Information

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

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

Signature

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

Signature:

Name:

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?

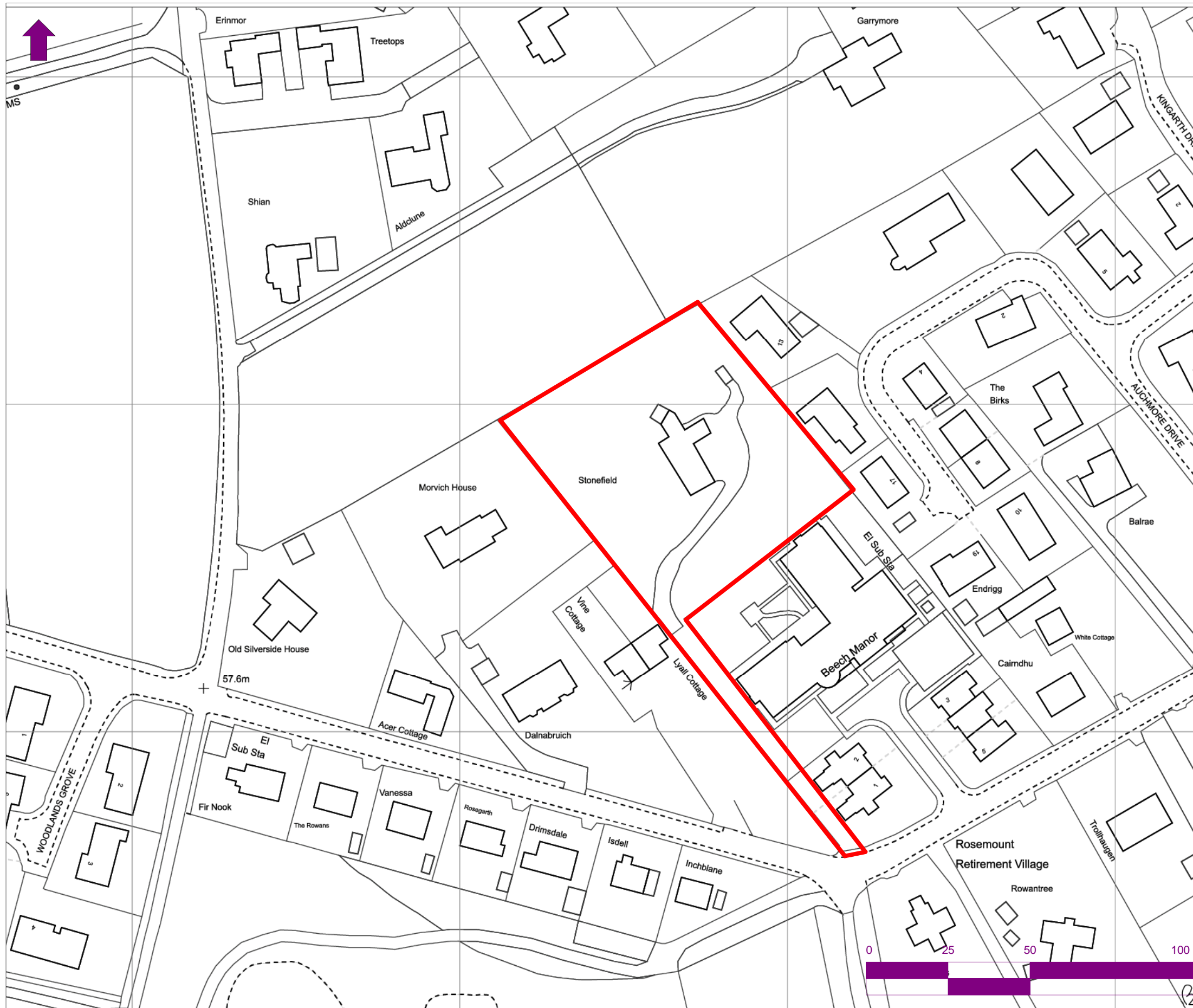
Further information

Completed Submission forms and location plans should be addressed to
developmentplan@pkc.gov.uk

Or alternatively by post to:

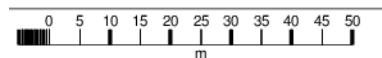
Local Development Plan Team
Perth and Kinross Council
Pullar House
35 Kinnoull Street
Perth
PH1 5GD

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.



legend

Site Boundary



houghton
planning ltd

102 High Street
Dunblane
FK15 0ER
t: 01786 825575 m: 07780117708
email: paul@houghtonplanning.co.uk

project: **Golf Course Road & Woodlands Road**

client: **Sted Investments Ltd**

drawing: **Site Plan**

Ref: **STE 15008 / 01**
Scale: 1:1250 @ A3
Date: March 2015
Rev:



Perth and Kinross Local Development Plan

Call for Sites

20 January - 31 March 2015

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

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

PART 1 APPLICANT AND SITE DETAILS

1. Your Details

Name	<input type="text" value="Peter Thomson"/>
Organisation/ Community Council	<input type="text" value="Thomas Thomson (B) Ltd"/>
Building No./Name	<input type="text"/>
Address	<input type="text" value="The Packhouse"/> <input type="text" value="Haugh Road"/> <input type="text" value="Blairgowrie"/>
Town/City	<input type="text" value="Blairgowrie"/>
Postcode	<input type="text" value="PH10 7HY"/>
Telephone	<input type="text" value="01250 875500"/>
Mobile	<input type="text" value="07843 437962"/>
Email	<input type="text" value="pthomson@tthomson.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="As above"/>	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.

West Haugh Farm
Ashgrove Road,
Blairgowrie.
PH10 7EX

7. Current and Proposed Land Use

Please describe the current designation and use of the site:

Current Use - Agricultural

Proposed use - Residential or mixed residential / commercial and educational

What land use would you like the site considered for?

Residential, commercial and educational

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?

There is an identified need for more housing in Strathmore. The most sustainable developments will be those closest to existing centres of population to use existing infrastructure and to minimise future travel and loss of undeveloped space. This area is the closest available to the centre of Blairgowrie. Residential development of the site will meet all the above objectives. If there are funds to develop a school in the future, this site is closest for most of the community and helps development in Rattray, which has some of the most deprived areas.

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

Development of the site for residential use will create homes where they should be - as close to the town centre and facilities as possible. If the site is used for building a school, this will be a large gain for the community. Any commercial developments will create jobs and help Rattray in particular.

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

Any commercial development will create jobs.

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

There will be a small loss of employment in agriculture as the land is currently used for high value horticultural crops. However, this can easily be recreated on other land further from the town centre, where it will be the business will be less vulnerable to vandalism, and probably growing on better quality 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.

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.

Housing, commercial development and education are all needed 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?

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.

Houses in Old Mill Road were developed in the middle of the site 60 years ago.

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

No

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

The site borders existing residential areas, and is compatible with them.

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

The proposed development would be entirely compatible with the character of the adjacent town. It is on level ground and does not impinge on views from a distance.

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

Since the site is as close as possible to the existing town centre, it enables most trips to be on foot or by bicycle. The site is already served by a local bus route.

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

The site is open to the south. It is on the leeward side of the existing settlement and protected from the wind.

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.

There is no rail network close to Blairgowrie.
It is reached via Haugh Road, which can be widened at its narrowest stretch.

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.

There are no known issues.

SAFEGUARD GREEN INFRASTRUCTURE

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

Since the site is on flat ground adjacent to the existing settlement, the effect on the landscape will be as small as possible.

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 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).

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

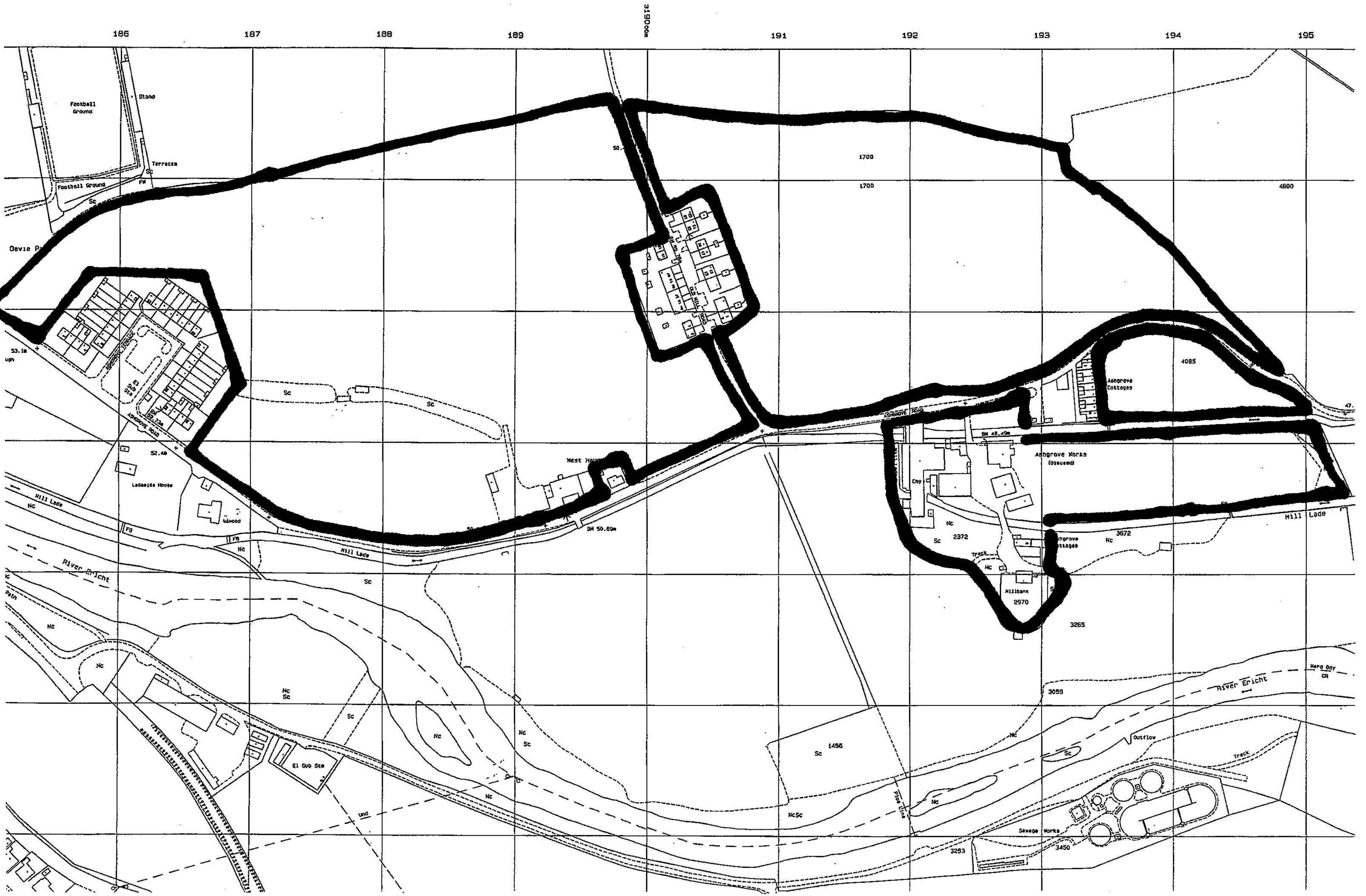
Or alternatively by post to:

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.

WEST HAUGH FARM POTENTIAL DEVELOPMENT SITE

Si





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	Melanie Thomson
Organisation/ Community Council	Thomas Thomson (B) Ltd
Building No./Name	
Address	The Packhouse, Haugh Road, Balrigowrie.
Town/City	Blairgowrie.
Postcode	PH10 7BJ
Telephone	01250 875500
Mobile	07843 437962
Email	mthomson@tthomson.co.uk

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	as above	Postcode	
organisation		Telephone	
Building No./Name		Mobile	
Address		Email	
Town/City			

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

4. Who is the main contact for this submission?

☐ You ☐ Developer ☒ Land Owner

☐ Other

5. Site Area

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

Hectares (ha)

11.0 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.

Westfield and Bramblebank,
Balmoral Road,
Blairgowrie.
PH10 7HY

7. Current and Proposed Land Use

Please describe the current designation and use of the site:

The site is currently of mixed use. There are former textile mills, now either empty or used for storing agricultural equipment used on the surrounding farmland, which is used for growing horticultural crops.

What land use would you like the site considered for?

The proposed use is a mix of residential and commercial.

PART 2 ADDRESSING THE SELECTION CRITERIA

ENHANCING PLACE

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

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

Please explain how?

The site is close to the existing town centre, and within developments that are part of the town. It addresses the need for residential development in the area in a site that will require the minimum of extra travel and where most journeys can be made on foot or bicycle. thus families would have the ideal place to have a home and lead an active life. Commercial development will support local employment.

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?

Any commercial development will provide permanent employment.

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

The jobs on agricultural land could be easily replace on further land. The lan for development is poor grade 3 land and not of particular agricultural value.

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

Development of the former textile mills on the site is part of the strategic development plan.

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

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

The proposal provides land required for housing in the Strathmore area, within an existing 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?

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 existing textile mills will be preservewd by any development; they are at risk at present.

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

The site has been used for textile mills for nearly 200 years

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

Yes, the mills will be refurbished.

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

The development will be within the existing development of Blairgowrie and Rattay, running up to Craigmill

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

The area has been partially developed with mills and houses, and the surrounding land has been partially developed with houses and commercial premises. The mills front the River Erich, but additional development would be back from the river and behind mainly mature trees,

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

The site is connected to the town centre by a footpath, not adjacent to roads. There is also a bus route nearby.

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

The site is protected from winds being in the bottom of a deep valley, but is on the sunny side of the valley, to benefit from solar gain.

INFRASTRUCTURE CAPACITY

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

☒ Water

☐ Sewerage

☒ Electricity

☒ Gas

☒ Telecommunications/Digital

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

No

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

The site is alongside the A93, and access can be provided.

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 issues.

SITE TECHNICAL CONSTRAINTS

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

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

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

There are no known constraints.

SAFEGUARD GREEN INFRASTRUCTURE

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

The site is in the bottom of the river valley, and so is not visually intrusive. It is screened from the river by mature trees, and so does not impact on river views

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

The site is connected to the town by a traffic-free footpath.

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

Please give details.

☐ Yes ☒ No

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

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

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

No impact

DELIVERABILITY IN THE PLAN PERIOD

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

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

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

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

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

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

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

The site can provide housing in refurbished mills, as well as newly built houses.

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

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.

WESTFIELD AND RAMBLEBANK PROPOSED DEVELOPMENT SITE.

The map shows a large area outlined in thick black lines, indicating the proposed development site. The site is located in the Westfields of Rattray area, near the River Forth. The map includes a grid with coordinates (e.g., 173, 174, 175, 176, 177, 178) and elevations (e.g., 6479, 6417, 5900). Key features include the River Forth, various buildings, and a large area outlined in thick black lines. The text 'WESTFIELD AND RAMBLEBANK PROPOSED DEVELOPMENT SITE.' is overlaid on the left side of the map.



Perth and Kinross Local Development Plan

Call for Sites

20 January - 31 March 2015

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

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

PART 1 APPLICANT AND SITE DETAILS

1. Your Details

Name	<input type="text" value="Mr Neil Gray"/>
Organisation/ Community Council	<input type="text" value="Rapleys LLP"/>
Building No./Name	<input type="text" value="Caledonian Exchange"/>
Address	<input type="text" value="19 A Canning Street"/>
Town/City	<input type="text" value="Edinburgh"/>
Postcode	<input type="text" value="EH3 8EG"/>
Telephone	<input type="text"/>
Mobile	<input type="text" value="07467 955 228"/>
Email	<input type="text" value="nig@rapleys.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 and Mrs Fraser"/>	Postcode	<input type="text" value=""/>
organisation	<input type="text"/>	Telephone	<input type="text"/>
Building No./Name	<input type="text"/>	Mobile	<input type="text"/>
Address	<input type="text"/>	Email	<input type="text"/>
Town/City	<input type="text"/>		

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

4. Who is the main contact for this submission?

- ☒ You ☐ Developer ☐ Land Owner
☐ Other

5. Site Area

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

Hectares (ha)

Square Metres (sq m)

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

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

Land north of Elmwood
Campmuir
Blairgowrie
PH13 9JF

7. Current and Proposed Land Use

Please describe the current designation and use of the site:

Site lies within the landward area of the Local Development Plan 2014 - not enclosed within a defined settlement boundary. LDP Policies 2 and 49 are directly applicable. Policy 49 refers to new Housing in the Countryside, whilst Policy 2 relates to all new developments within the landward area and seeks (amongst other things) to ensure that all new sites are compatible with existing land uses and that all new sites have a suitable landscape framework which is capable of absorbing the development which is proposed. The Council's Housing in the Countryside Policy (HIC) is directly applicable.

Site currently used for equestrian paddocking / enclosure, residential (of single dwellings with gardens and off street parking) and agricultural field.

What land use would you like the site considered for?

Mixture of:

- a) Residential. Single plots or small group of houses at low density.
b) Equestrian business / cattery / kennels.

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 population of Perth and Kinross is anticipated to grow at one of the greatest extents and paces in Scotland. Equally, the population of the elderly is also projected to increase as healthy lifestyles and active lives sustain the population in this much sought after part of Scotland.

The proposal itself will provide new homes in a desirable place to live. For many already in the area, this may offer an opportunity to stay within the Strathmore and Glens area rather than move out in search of a new home.

The proposal itself may offer the opportunity for home-working, in a semi-rural location, supported by the growing digital connectivity across Scotland.

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

The Strathmore and Glens area is popular for equestrian and eventing meets, stables and people with equestrian interests. A formalised equestrian stables/paddock would add much needed supply to the circuit within the Strathmore and Glens area.

Proposed cattery / kennels meets a localised business demand for which there are currently few in the locality

New housing in the rural hinterland is a recognised need in PKC. The Council identifies a shortfall in the Strathmore and Glens housing market area.

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

Construction of the project will create limited permanent, but up to 15 contractor jobs during implementation.

Running of the proposed equestrian business may create 1 permanent job; proposed cattery / kennel may create 2 permanent jobs. Both proposed businesses would also create secondary service additionality such as deliveries / veterinary services / ground management and maintenance and product supplies. These are all likely to be primed within the Perth and Strathmore catchment area 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.

Scottish Planning Policy (SPP) Para 79 recognises the importance of authorities taking a positive approach to new development in rural areas and confirms that the requirement for development plans to allocate a generous supply of land to meet housing requirements applies equally to rural and urban areas. There is a need for a policy that is supportive of appropriate levels of rural housing, including in locations outwith established settlements. The proposal site lies in Strathmore and Glens area where there is a housing land shortfall in the plan period. However Campmuir is no longer defined within an established settlement boundary (it was previously defined in the Eastern Area Local Plan, now replaced). This proposal would provide a semi-rural supply of housing in an area of shortfall and with ancillary rural employment opportunities. The proposer understands a need to achieve the correct balance between support for rural communities and business on the one hand, and environmental protection on the other. A Landscape Study has been prepared by DWA Landscape Architects. It shows capacity of the setting to accommodate modest low density housing with ancillary countryside-related 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?

The proposal is not at a green belt location. However the DWA Landscape Study attached shows how a method and approach has been applied to assess the site's landscape capacity and the degree of sensitivity of the site and its surrounding landscape to the changes proposed. This shows the site is relatively well-contained, with enclosed views on all sides relating to Campmuir itself - open views to the site north can be mitigated by the current landform (which drops gently north) and physical features (burn and hedgerows). The DWA Landscape Study shows an indicative landscape framework for the proposal site which allows for significant landscape treatment to establish a long-term boundary to the village edge (shown in green band) and a logical location for expansion within that framework, (shown in blue dashed outline). This approach demonstrates not all of the land is proposed for built development, and the least significant in landscape sensitivity is identified for built development on the village flanks. This largely mirrors the "rigging" effect established by the Coltward Holdings to the south and the Lintrose Holdings to the east. "Elmwood Holdings" to this location would fit the historic pattern neatly.

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 direct effect on cultural heritage assets.

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

No formal previous known development of the site, although lawful development under the General Permitted Development (Scotland) Order 1992 has occurred in various locations of the site, including:

- formation of a paddocking boundary (fence and post boundary)
- formation of hardstanding as part of off-street car parking ancillary to residential properties
- temporary siting of caravan lodgings (not fixed)
- erection of agricultural storage building

A formal road access has been formed to serve existing residential properties. It is considered this access is to a standard capable of accommodating a small increase in capacity, thus suitable to serve the proposed development.

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

No permanently habitable existing buildings exist on site. Proposal is to replace existing buildings with new dwellings.

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

In terms of compatibility with existing land uses, the two neighbouring land uses are agriculture / equestrian paddocking and residential. The existing neighbouring residential use raises no particular issue with this proposal.

The DWA Landscape Study also highlights this low impact of proposed development on the compatibility with neighbouring uses.

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

The topographical and landscape setting of the proposal site within Campmuir is already defined on its west and north boundaries by established physical boundaries (tree belt, burn) as is assessed and reported by the accompanying Landscape Study by DWA Landscape Architects. To the site's east lies the existing built edge of Campmuir defined by groupings of modest dwelling houses with garden boundaries (e.g. hedge, fences). The southern boundary of the site is defined by the existing row of dwellings and out buildings along with the main road through the village. The proposal would be compatible in terms of form, given the established pattern of single dwellings arranged into groupings or clusters formed along the east-west axis and the north-south axis of the village and the foreground of the site capable of offering infill - thus meeting the siting criteria of the Housing in the Countryside Policy. It would be contained from the threat of unplanned expansion into open countryside by virtue of the established landscape setting on its west and north. Its shape would mirror that already created by housing development on the south side of the main road (Coltward Holdings) and to the east at Lintrose Holdings.

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

The site is located on the main through route linking Burrelton with Coupar Angus and Abernethy / Dundee. There are already 2 bus stops on both sides of the main road at 157 metres from the site frontage - well within acceptable walking distance of the proposals.

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

The site is south facing for most of its extent, although shadow effects from surrounding existing properties would be mitigated by detailed design site layout. Detailed site layout and design would address these matters.

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.

Generally established from water, electricity and broadband enquiries that these services exist and there is capacity. Further investigations can be advanced providing Council wish to explore the site potential.

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

The nearest existing rail station is at Perth. However there is a frequent bus transport option to Perth, runs right past the site with bus stops around 157 metres from the site.

Road network is within a short connection to Burrelton/Woodside on the A94 for connections to Perth and Coupar Angus.

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. The proposals are of a small scale unlikely to materially affect the road and rail network 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 land mining report states no stability issues. The landform is gently sloping to the north at the burn and wood boundary. The SEPA Flood Map online shows there is no risk whatsoever from river or surface water flood events on the site itself. However the area affected by flood events around Burrelton makes land to the north of the site close to a "Potentially Vulnerable Area" with effects on population a matter for consideration. Therefore this is a suitable site in these circumstances.

There is a low voltage overhead electric powerline crossing the site. The landowner has investigated the feasibility of undergrounding this option and it is possible to do so.

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

The landscape character of the area is explained in the SNH Landscape Character Study of Perth 1999 (by LUC) and more detailed consideration in the DWA Landscape Study enclosed.

The Landscape Character Study by LUC states locations north of Perth and east of the Tay have landscape capacity to accommodate development. This is within the Broad Valley Lowland Regional Character Type with the Strathmore landscape character unit. Whilst the focus is placed on Burrelton and Woodside, the broad character remains the same on the east side. Open countryside on the site north boundary would effect the landscape character of the area. However the study suggests the area has capacity to accommodate development over other potential locations in the wider region.

The DWA Landscape Study re-inforces this view that limited and sensitive release of land for development is possible without a detrimental effect on the landscape character of the area..

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

The development has the potential to improve linkages to the wider countryside for horse-riding, walking given the semi-rural setting and the availability of the land for future development within the equestrian sector. This can enhance existing horse-riding options and offer alternative routes and connectivity for this activity.

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

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

The landowners are in formal discussions with a local housing developer (Kepranich Developments Ltd) to assist in the delivery of the housing element and bring their expertise to the project. This will allow the landowner to focus on implementation of the proposals much quicker and with a focus on delivery which is very much in line with SPP which encourages new development to deliver quicker to meet the housing shortage crisis in this location.

Kepranich Developments Ltd are a well-established Perth based business. They have delivered (i.e. secured permission, constructed and sold out to market) on a number of semi-rural housing sites for low cost, affordable and private tenure in areas of recognised housing need in Perth and Kinross.

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

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

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

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

The land is in one ownership, with a developer in partnership, to ensure implementation and delivery. i.e. all the skills and experience are brought to the fore.

The land can be accessed from the main road and there is no impediment to restrict this access.

The land can be serviced from energy, water and digital suppliers and has available infrastructure to do so

The land condition and form is such that there are no likely reasons to delay construction on site, i.e. contaminated, flood or drainage constraints and the land form is stable.

There is available education capacity that can be met through appropriate developer contribution to the Authority to offset the impact.

The attached DWA Landscape Study re-inforces the point that the landscape character can accommodate change where the proposed build is indicated (blue dashed line on the framework 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

Completed Submission forms and location plans should be addressed to
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 North of Elmwood, Campmuir, Perthshire PH13 9JF



Ordnance Survey © Crown Copyright 2015. All rights reserved. Licence number 100022432. Plotted Scale - 1:5000



Mr and Mrs Fraser



Campmuir, Perthshire

LANDSCAPE CAPACITY STATEMENT IN RELATION TO A PROPOSED SITE AT

ELMWOOD, CAMPMUIR, PERTHSHIRE

**On behalf of
Mr & Mrs Fraser**

March 2015



**Landscape Capacity Statement in
relation to a proposed site at**

Elmwood, Campmuir, Perthshire

**On behalf of
Mr & Mrs Fraser**

March 2015



Contents

- 1. Introduction**
- 2. Location and context**
- 3. Planning context**
- 4. Landscape impact**
- 5. Visual impact**
- 6. Conclusions**
- 7. Recommendations**

Appendix:

Bibliography

1. Introduction

- 1.1 The site under consideration is a smallholding in Campmuir, Perthshire some 4 kilometres south of Coupar Angus and 2.5 kilometres east of Burrelton. A map showing the location of the site and an aerial (Google Map) photograph showing the local context are included on the following pages.
- 1.2 The current Perth and Kinross Local Development Plan was adopted on 3rd February 2014. Its replacement, for 2018 to 2023 is now in the process of preparation. This report is a response to the call for sites within the Main Issues Report stage and is a consideration of the landscape capacity of the Campmuir site to accept residential development.
- 1.3 It should be noted that this is not a full Landscape Capacity Statement and does not include a Zone of Theoretical Visibility computer assisted study assessment. It would also have been preferable to consider any development in parts so that the final recommendation could have been fully justified. Finally, the onsite study of individual properties was not as comprehensive as it would have been in a full study. However, the limited visual impact study is, considered sufficient to raise and consider any issues of concern and to allow a reasonable conclusion to be made.
- 1.4 The study will begin with a brief overview of the location and context of the site, taking into account clusters, transport links, cultural heritage features and conservation designations. A separate study will look at the proposals in the planning context but a brief review of any specifically landscape related issues will be undertaken as will a review of any implications arising from the Tayside Landscape Character Assessment prepared by Land Use Consultants in 1999. This provides the base line against which any comments will be made.
- 1.5 This will be followed by an assessment of the site itself and of any potential impacts which may result from its development. An assessment will also be made of the potential visual impacts upon significant visual receptors within the landscape.
- 1.6 This will be carried out in accordance with the “Guidelines for landscape and Visual Impact Assessment” (Third Edition) published by the Landscape Institute in April 2013.

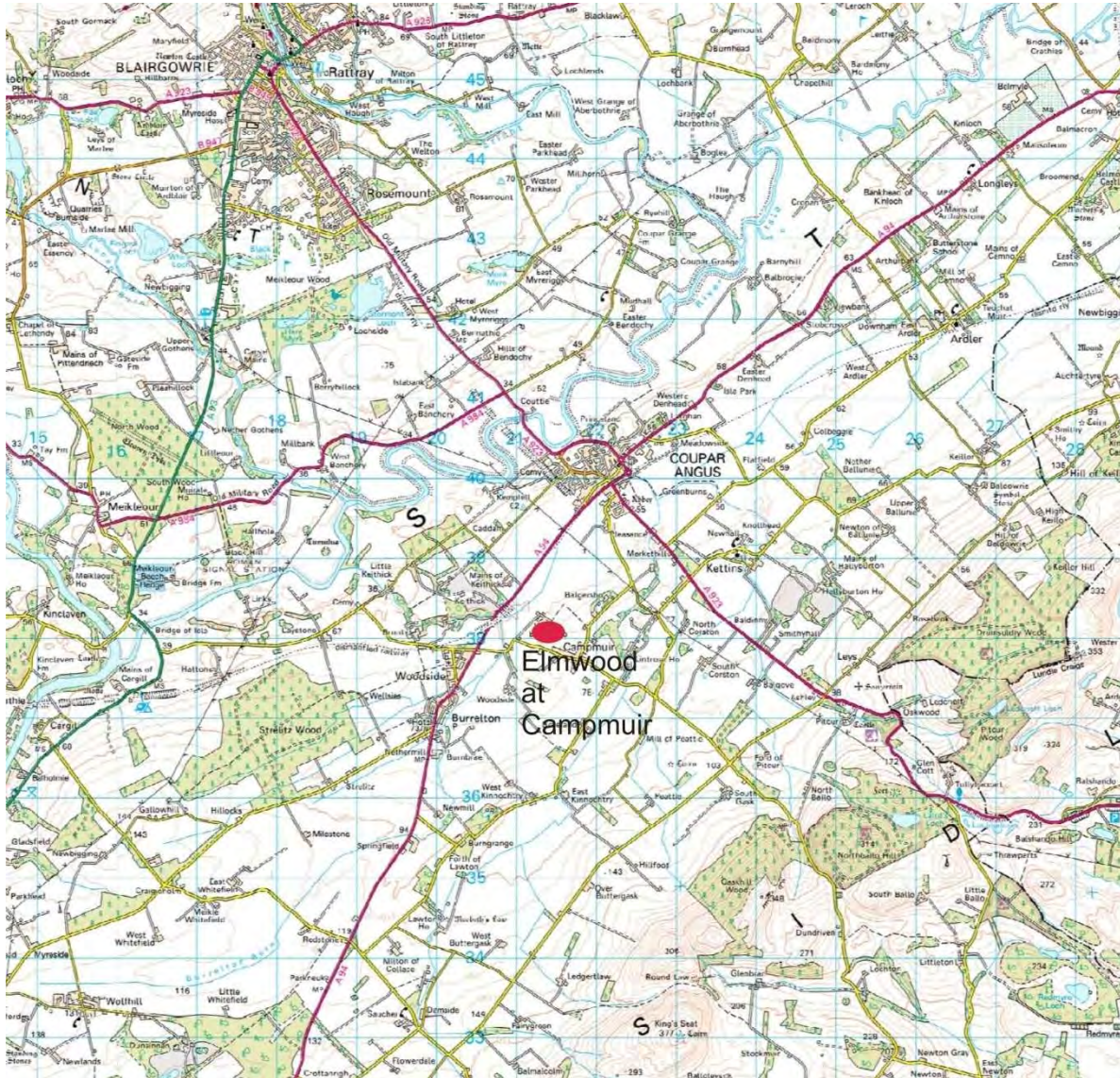


Figure 1. OS Map showing location

- 1.7 Finally a series of recommendations will be made as to the ability of the site to contain residential development within the landscape.

2. LOCATION AND CONTEXT

- 2.1 Elmwood small holding is part of a cluster of houses at Campmuir, south of Coupar Angus to the north of Perth. It faces Coltwood Lintrose Holding (otherwise known as Campmuir Road) with a number of gaps in the street frontage. It sits on the north side of a narrow, unlisted road which connects to the A94 and north to Coupar Angus or south to Burrelton and on to Scone and Perth. Most of the houses are on the north side but, directly opposite Elmwood, on the other side of the road, there is another linear group on either side of an access road joining Coltwood Lintrose Holding at right angles. Planning permission has been given to extend this group.
- 2.2 Lintrose House, which includes the remains of the 16th century castle of Fodderance, is set in woodland and less than a kilometre to the east would appear to have given its name to the road passing through Campmuir. Although the villages of Burrelton and Woodside appear on the Stanford Map of Scotland, published in 1882 there is no sign of Campmuir until 1908, when it appears as a few houses on the edge of the Linmore House Estate. Various references to the site of a Roman Camp nearby would indicate that this area has been populated for much longer.
- 2.3 The only sizeable housing developments in the area are at Burrelton and Coupar Angus.
- 2.4 The River Isla, a tributary to the Tay, lies to the west beyond Burrelton and Coupar Angus. The Coupar Burn flows west of Campmuir and the Kinnochtry Burn flows east but both are largely hidden from sight.

Topography

- 2.5 Campmuir sits in a wide expanse of undulating farmland interspersed with small woodlands and groups of trees, hamlets and individual houses. It sits on a slight rise but the woodland covered hill at Northballo, just over 2km to the east, rises 250m above it. The site falls to the northwest corner.

Transport Links

- 2.6 There are no motorways within the immediate vicinity and the railway has long since been removed. The A94 lies to the west providing a busy link back along the 24km to the Broxden roundabout at Perth and the main motorway system. Coltwood Lintrose Holding which forms the southern

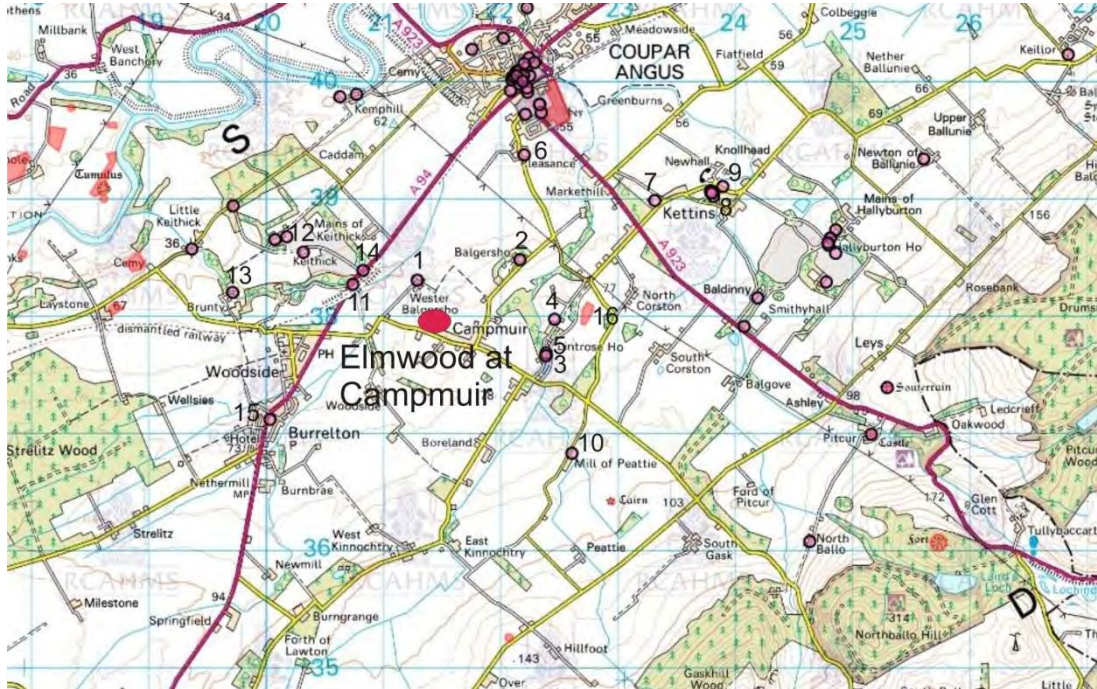


Figure 2: Listed within 2km of Elmwood

edge of much of the Elmwood small holding, returns along the eastern side but the width of a small field away from the area under consideration. This connects to Pleasance Road which then joins the southern edge of Coupar Angus. Slightly north of this is the A923 which joins Coupar Angus to Dundee. The A90 Kingsway at Dundee is less than 20 km away. Although Coltwood Lintrose Holding and Pleasance Road are narrow unlisted roads Campmuir is less than 30mins drive from both Perth and Dundee and the motorway network.

Core paths

- 2.7 The Core Path (BUR 9) runs from Campmuir Road (Coltwood Lintrose Holding) east of the sewage works, via woodside, to Kinnochty Road, at Boreland.

Cultural Heritage

- 2.8 There are some twenty seven Listed Buildings within Coupar Angus. Those along the southern edge are within 2km of the smallholding, but out of sight of it. The following Listed Buildings are within 2km.

- Wester Balgersho Farmhouse (1)
- Balgersho House (2)
- Lintrose Sawmill (3)
- Lintrose House Doocot (4)
- Bridge over the Kinnochtry Burn (5)
- Pleasance Farm House (6)
- Beechwood (7)
- Kettins Parish Kirk (8)
- Kettins Bridge over Kettins Burn (9)
- Peattie Mill Bridge (10)
- Keithick South Lodge (11)
- Keithick House, Stables and Sundial (12)
- Bunty Mill Bridge over Coupar Burn (13)
- Bridge on A94 over Coupar Burn (14)
- Burrelton Steveson's Building, High Street. (15)

2.9 There is also a Scheduled Ancient Monument 350m north east of Lintrose House (16). (All of the above are located on figure 2). There are no Listed Gardens and Designed Landscapes and no World Heritage Sites within 2km of the smallholding.

Nature Conservation

2.10 There are no International, National or local landscape conservation designations upon the landscape within 5km of the site. In the surrounding woodlands there are red squirrels, which are a protected species, but there are no such woodlands within 2km.

Conclusion

2.11 The small holding is within an agricultural landscape of rolling countryside. It is located on a narrow country lane which extends east and north but Elmwood is within 30mins drive of both Perth and Dundee. The A94 and the A923 are nearby but there are no motorway connections or major roads within 5km. There are no rail lines in the vicinity. There is a range of listed buildings in the surrounding areas but there are no protected landscape areas. Larger housing developments are restricted to Burrelton and Coupar Angus.

3. PLANNING CONTEXT (IN RELATION TO LANDSCAPE CAPACITY)

Scottish Planning Policy

- 3.1 The revised *“Scottish Planning Policy was published on June 23, 2014. It sets out national planning policies which reflect Scottish Ministers’ priorities for operation of the planning system and for the development and use of land”*

It establishes the two key Principal Policies of Sustainability and Placemaking. A series of Subject policies are then established to ensure achievement of these principles. In the first Policy Principle it establishes that:

“The aim is to achieve the right development in the right place;”

In Paragraph 29 a series of Principles are set out against which Planning decisions should be made. Of these this report is particularly concerned with:

“protecting, enhancing and promoting access to the natural heritage including green infrastructure, landscape and the wider environment;”

In Paragraph 36:

“This means harnessing the distinct characteristics and strength of each place to improve the overall quality of life for people.”

This report considers the landscape aspects of this.

Planning Advice Notes (PANs)

- 3.2 In addition the Scottish Government have produced a series of advice notes for Local Authorities. In this case the ones to be considered are:

PAN 44: Fitting new housing development into the landscape

PAN 44 sets out the need to consider the site plan and land ownerships, Local Plan requirements, land form, landscape setting, landscape character

and visual assessment when designing any housing development. It follows that all of these characteristics should be considered prior to approving the principle of development on any site.

PAN 72: Housing in the countryside

This PAN replaces PAN 36: Housing in the countryside, and is more concerned with the quality of design required and not so much with the principle of whether development should be allowed. It is therefore not strictly relevant to this study.

Local Government Policy: TAYplan

- 3.3 The site is within the remit of Perth and Kinross Council and, as such is covered by the TayPlan at a strategic level and the Perth and Kinross Local Development Plan at a local level.

The current TAYplan Strategic Development Plan was approved by Scottish Ministers in 8 June 2012 and covers the period 2012 to 2032. In Policy 5, which deals with housing, it requires that residential development be focussed on existing principle settlement areas and these could not be considered to include Campmuir. The decision on precise locations, however, is left to the individual Local Development Plans. Emphasis throughout the Plan is on good quality and sustainable development.

Local Government Policy: Perth and Kinross Local Development Plan

- 3.4 The Perth and Kinross Local Development Plan was adopted in February 2014 and, is more recent than the TAYplan. The emphasis in the LDP is on quality and sustainability with Policy PM1 A & B: Placemaking stating that:

“Policy PM1A

Development must contribute positively, to the quality of the surrounding built and natural environment. All development should be planned and designed with reference to climate change, mitigation and adaptation. The design, density and siting of development should respect the character and amenity of the place, and should create and improve links within and, where practical, beyond the site. Proposals should also incorporate new landscape and planting works appropriate to the local context and the scale and nature of the development.

Policy PM1B

All proposals should meet all the following placemaking criteria:

- (a) Create a sense of identity by developing a coherent structure of streets, spaces, and buildings, safely accessible from its surroundings.*
- (b) Consider and respect site topography and any surrounding important landmarks, views or skylines, as well as the wider landscape character of the area.*
- (c) The design and density should complement its surroundings in terms of appearance, height, scale, massing, materials, finishes and colours.*
- (d) Respect an existing building line where appropriate, or establish one where none exists. Access, uses, and orientation of principal elevations should reinforce the street or open space.*
- (e) All buildings, streets, and spaces (including green spaces) should create safe, accessible, inclusive places for people, which are easily navigable, particularly on foot, bicycle and public transport.*
- (f) Buildings and spaces should be designed with future adaptability in mind wherever possible.*
- (g) Existing buildings, structures and natural features that contribute to the local townscape should be retained and sensitively integrated into proposals.*
- (h) Incorporate green infrastructure into new developments and make connections where possible to green networks.”*

The emphasis here is on the quality rather than focussing on existing settlement areas which would suggest location requirements will depend on the size of the proposed development.

Policy PM4 is a further constriction on development:

“For settlements which are defined by a settlement boundary in the Plan, development will not be permitted, except within the defined settlement boundary.”

There is no settlement boundary round Campmuir.

Policy RD3 relates to housing in the countryside:

The Council will support proposals for the erection, or creation through conversion, of single houses and groups of houses in the countryside which fall into at least one of the following categories:

- (a) Building Groups.*
- (b) Infill sites.*
- (c) New houses in the open countryside on defined categories of sites as set out in section 3 of the Supplementary Guidance.*

- (d) *Renovation or replacement of houses.*
- (e) *Conversion or replacement of redundant non-domestic buildings.*
- (f) *Development on rural brownfield land.*

This policy does not apply in the Green Belt and its application is limited within the Lunan Valley Catchment Area to economic need, conversions or replacement buildings. Development proposals should not result in adverse effects, either individually or in combination, on the integrity of the Firth of Tay and Eden Estuary, Loch Leven, South Tayside Goose Roosts and Forest of Clunie SPAs and Dunkeld-Blairgowrie Loch and the River Tay SACs.

Note: *For development to be acceptable under the terms of this policy it must comply with the requirements of all relevant Supplementary Guidance, in particular the Housing in the Countryside Guide."*

The site is not within the Green Belt or any of the protected areas.

The final relevant policy is ER6 which relates to changes in the Perthshire landscape and the need to protect its quality:

"Development and land use change should be compatible with the distinctive characteristics and features of Perth & Kinross's landscapes. Accordingly, development proposals will be supported where they do not conflict with the aim of maintaining and enhancing the landscape qualities of Perth and Kinross. They will need to demonstrate that either in the case of individual developments, or when cumulatively considered alongside other existing or proposed developments:

- (a) *they do not erode local distinctiveness, diversity and quality of Perth and Kinross's landscape character areas, the historic and cultural dimension of the area's landscapes, visual and scenic qualities of the landscape, or the quality of landscape experience;*
- (b) *they safeguard views, viewpoints and landmarks from development that would detract from their visual integrity, identity or scenic quality;*
- (c) *they safeguard the tranquil qualities of the area's landscapes;*
- (d) *they safeguard the relative wildness of the area's landscapes;*
- (e) *they provide high quality standards in landscape design, including landscape enhancement and mitigation schemes when there is an associated impact on a landscape's qualities;*
- (f) *they incorporate measures for protecting and enhancing the ecological, geological, geomorphological, archaeological, historic, cultural and visual amenity elements of the landscape;*

and

- (g) *they conserve the experience of the night sky in less developed areas of Perth and Kinross through design solutions with low light impact.*

Note: *Until it is possible to assess the acceptability of development proposals against Perth and Kinross-wide Supplementary Guidance on Landscape, priority will be given to safeguarding and enhancing the landscape of National Scenic Areas. The Tayside Landscape Character Assessment will be used for assessing development proposals, along with other material considerations."*

This report considers the capacity of the landscape setting of Campmuir to accept development and therefore conforms to the above requirements.

The LDP then sets out a series of six Spatial Strategy areas and it is this section which includes specific future housing sites. Campmuir is in the south east corner of the Strathmore and the Glens Spatial Strategy Area. Although Blairgowrie and Rattray are considered the main settlement area this Local Development Plan included a further 120 houses at Coupar Angus. This is a small town which can accept a housing development of this size but it does indicate that although development is focussed on the settlement areas it is not exclusive to them.

Local Government Policy: *Housing in the Countryside Guide, November 2012*

This document sets out the Council's specific policies in relation to housing in the countryside. The detailed implications are set out in the Planning Statement available separately. It does, however, state that the Council will support groups of houses on sites which can be classified as infill. In this case it is referring to a maximum of two but it does establish a principle.

Conclusion

- 3.5 All three levels of government place an emphasis on quality and sustainability ensuring that any proposed development fits comfortably into the landscape. In relation to this the principle of infill development has been accepted although numbers are currently tightly limited.

4. LANDSCAPE IMPACT

Site Description

- 4.1 Elmwood small holding is bounded to the south by a line of mostly single storey properties fronting the road, with the occasional gaps. Just behind the Elmwood House is a group of stables, a large barn and a residential caravan. A large field opens out, divided into a series of smaller grazing areas, with post and wire fence. The field slopes gently from south to north, with the lowest point in the north west corner.
- 4.2 Elmwood is the westernmost house and the conifer hedge along the frontage of this property is replaced further west with a well maintained Hawthorn hedge and then a line of Ash and Birch culminating in a small woodland of Ash, Birch and conifer. The road is angled slightly on a north west/south east axis so the woodland is actually at the north west corner.



Photo 1: Looking towards the south west boundary with hedge and trees and small woodland in the hollow.

- 4.3 It is worth recognising that although the boundary here contains a Hawthorn hedge there are many well maintained Beech hedges in the surrounding area.
- 4.4 Beyond the eastern boundary the housing faces the returned Coltwood Lintrose Holding. The housing includes a few large two storey houses and some single storey properties. This housing is separated from the site by a small triangular field.



Photo 2: Looking back from the south west boundary to the residential caravan and the stables

- 4.5 The northern boundary adjoins cultivated crop fields, separated by post and wire fencing. The field grounds of the small holding fall to the junction with the farmland, which then rises to a similar height. There is a rectangular inset at the eastern end of this boundary, which consists of an unmaintained field. It is not within the client's ownership and has been left for some years but there is little regeneration and it remains rough grassland.
- 4.6 There are no protected landscape areas within the site and as it has been grazed for many years it is likely to have limited ecological value. In terms of its landscape character this area is covered by the *Tayside landscape character assessment* prepared by Land Use Consultants and published by Scottish Natural Heritage in 1999. Although this document was published some sixteen years ago it still sets out the nationally agreed landscape character of this part of Perth. It takes a fairly broad brush treatment so it is important to relate this to the specific site.



Photo 3: Looking north to the adjacent farmland indicating the gently rolling landscape and the groups of woodland within it.

- 4.7 Campmuir is designated as within the Broad Valley Lowlands landscape Character Area and within that as part of Strathmore (as referred to in the Local Development Plan, above). The LCA describes the area as follows:

“From a distance, the area appears as a very broad, flat-bottomed valley enclosed by the Highland Foothills to the north and the rising sweep of the Sidlaws' north-facing dip slope to the south. Where estate planting survives, for example around Glamis, the strath landscape is rich and textured and particularly colourful during spring and autumn. Where the trees have been lost, it is an open and expansive landscape of rectangular fields punctuated with a scatter of large farmsteads.”

The open, expansive landscape describes the setting of Campmuir.

The LCA then considers the potential forces for change and a large part of this relates to changes in agricultural techniques which include the establishment of larger fields and the loss of hedgerow.

The section that deals with the potential impact of new building confirms the tendency to develop in existing core settlements but has some concerns:

“As noted elsewhere in this report, older settlements make use of local building materials and reflect local building vernacular. More recent developments on the edge of settlements (for example that to the south of Glamis) tend to owe little to local tradition, often comprising low density estates of houses built in a style that can be found throughout the UK . Future decades are likely to see continued demand for residential development, potentially increasing the impact of new development on the landscape. There may be scope to focus new development within some of the 19th century 'planted ' villages, many of which never reached their anticipated size. Alternatively, there may be potential to echo the Victorian movement and create a small number of new villages in key locations.”

It is this reference to “create a small number of new villages in key locations that is particularly interesting.

The LCA sets out Landscape Guidelines for new development:

- *“Encourage new development to reinforce the existing settlement pattern, focused on market towns and smaller villages.*
- *New residential development should respond to the morphology of existing settlements (e.g. nucleated market settlements, grid-iron 19th*

century new villages). Explore the need and scope for a small number of new villages, echoing those established in the 19th century.

- *Encourage developers to use local building materials and to adopt local vernacular in respect of density, massing, design, colour and location. While red sandstones predominate, there are local variations which reflect subtle changes in the character of the local geology. Avoid standard designs and layouts. Consider the preparation of design guides as supplementary planning guidance.”*

The potential for new villages is set out and the need to respond to the morphology of existing settlements.

Conclusion

- 4.8 There is no particular landscape quality to the site and it has no tree cover within it. The site is framed on two sides with housing and, although it is at the top of a slope the existing housing is at the very top and any proposed housing would be seen against this. The LCA recognises the character of the open countryside with small groups of houses within it and suggests there is an opportunity to build on this.

5. VISUAL IMPACT

5.1 The Visual Assessment is undertaken in accordance with the recommendations of the Guidelines for Landscape and Visual Impact Assessment. The Guidelines advise that there are three different aspects to assessing visual impact:

1. *Who would see the view* (technically referred to as the “receptor”).
2. *How important is the view* (referred to as *Sensitivity*). This is established by considering what the receptor is doing when the view is taken. For instance a recognised viewing point that people would travel to specifically for the view would be more important than views from an individual house. The views from the house would depend on whether they are from living rooms or bedrooms. These are again more important than the views that people have from a road where, although there are many more people, they are passing on route to a specific destination and their views are short lived. (Sensitivity is graduated High, Moderate and Low). (It is accepted that views are not a Planning consideration, but they are a component part of Visual Impact, which is a consideration).
3. *What change the anticipated development would make to the view* (referred to as *Impact*). (Impact is graduated High, Moderate and Low.)
4. Finally the Impact and the Sensitivity are combined to produce a net change. (Again graded High, Moderate and Low)

5.2 All of the above grades are subjective decisions but these are taken by an experienced assessor and therefore as close to objective as is practical. For the purpose of this assessment a radius of approximately 2km was considered appropriate. This assessment is undertaken partly as a desk-top exercise, to establish view points, and then by site visits to check the actual views.



Photo 4: Housing along the eastern boundary looking into the site but with a triangular field separating the two.

Surrounding properties

5.3 Eastern boundary- Adjacent to the site

Sensitivity- These are residential homes backing onto the site or close by. Many of the windows face directly onto the site. Sensitivity is **high**.

Magnitude of Change –Views of development will be clear both from the rooms and from the gardens. There are some houses where the view is clearly not a concern, as it is screened off with a large conifer hedge. However, overall there will be a **high** magnitude of change.

Impact – High.



Photo 5: Housing along the southern boundary looking into the site

Southern boundary- Adjacent to the site

Sensitivity- These are residential homes backing onto the site or close by. Many of the windows face directly onto the site. Sensitivity is **high**.

Magnitude of Change –Views of development will be clear both from the rooms and from the gardens. There are some houses where the view is clearly not a concern, as it is screened off with hedges. However, overall there will be a **high** magnitude of change.

Impact – High.

Small towns

5.4 Drummond Grove, Burrelton – 1.5km

Sensitivity- Residential homes throughout Burrelton have a **high** sensitivity.

Magnitude of Change – In most cases views are limited by other buildings and landform. Views are not possible from Drummond Grove which is on the north eastern edge of the town. There would be **no** change.

Impact – None



Photo 6: From Drummond Grove, looking west, houses and tree cover hide the site.

Coupar Angus- Within 1.5 to 2km

Sensitivity- The residential homes will have a **high** sensitivity. Coupar Angus conservation area is on the southern side of the town so this would further reinforce the sensitivity of the receptors.

Magnitude of Change – There are very few places where glimpses of the site can be gained and these will be against the backdrop of other buildings. There will **low** magnitude of change

Impact – Low.

Clusters, Farms and Rural Homesteads

5.5 Campmuir- Within 0.5km

Sensitivity- Beyond those houses backing onto the site there are others further east and on the opposite side of the road. These are residential homes so sensitivity is **high**.



Photo 7: From the back garden of Viewlands House, Campmuir looking south. The site is clearly distinguished from the farmland

Magnitude of Change – Those houses further east are generally looking in the opposite direction but views are available from their rear gardens. Those on the opposite side of the road are looking east and west so there will be only a limited number of partial views. Overall there will be a **low** magnitude of change.

Impact – Low.

Coltward Holdings: Campmuir – within 0.5km

There are existing houses and on the opposite side of the road from Elmwood developed in a linear pattern. Planning approval has been given to extend this development.

Sensitivity- The residential homes will have a **high** sensitivity.

Magnitude of Change – It is at right angles to the road through the village and there are few gable windows. Views will be very limited. Magnitude of change will therefore be low.

Impact – Low.

Woodside- 1km from site

Sensitivity- These are residential homes so sensitivity is **high**.

Magnitude of Change – This is to the south and largely screened by the existing properties. There will be a **low** magnitude of change.

Impact – Low.

North Corston- 1.5km from site

Sensitivity- These are residential homes so sensitivity is **high**.

Magnitude of Change – The woodland at Lintrose screens the views. There will be a **no** change.

Impact – None

South Corston- 1.5km from site

Sensitivity- These are residential homes so sensitivity is **high**.

Magnitude of Change – The woodland at Lintrose screens the views. There will be a **no** change.

Impact – **None**

Mill of Peattie- 1.7km from site

Sensitivity- These are residential homes so sensitivity is **high**.

Magnitude of Change – This is to the south so any views will be screened by existing buildings. There will be a **no** change.

Impact – **None**

Boreland- 1.5km from site

Sensitivity- These are residential homes so sensitivity is **high**.

Magnitude of Change – This is to the south so any views will be screened by existing buildings. There will be a **no** change.

Impact – **None**

Transport Links

5.6 Coltrose Lintrose Holding (South) - Adjacent to the site

Sensitivity- This is a narrow, local access road. People will be travelling slowly along to arrive at residences fairly close by. Its sensitivity will be **moderate to high**.

Magnitude of Change– Some of the impact will be screened by surrounding buildings but there will be still be a **moderate to high** magnitude of change.

Impact – **Moderate to high**.

Coltrose Lintrose Holding (East) – 30m from the site

Sensitivity- This is a narrow, local access road. People will be travelling slowly along to arrive at residences fairly close by. Travelling south there will be clear views of any development until they begin to be screened by the houses backing on to the site. Its sensitivity will be **moderate to high**.

Magnitude of Change– Some of the impact will be screened by surrounding buildings but there will be still be a **moderate to high** magnitude of change.

Impact – **Moderate to high**.

Pleasance Road- 1km from the site

Sensitivity- This is a narrow, local access road but there are few homes on this stretch. Its sensitivity will be **moderate**.

Magnitude of Change –Views of development will be clear but they will be against the background of the existing houses. There will be still be a **moderate** magnitude of change.

Impact – Moderate

A94 (Perth to Forfar Road)- 1km from the site

Sensitivity- This is a busy main road with drivers intent on getting from A to B. Its sensitivity is **moderate**.

Magnitude of Change –Views of development will be clear on particular stretches, particularly from Woodside to Coupar Angus, but they will be against the background of the existing houses. There will be a **moderate** magnitude of change.

Impact – Moderate

A923 (Blairgowrie to Dundee Road)- 1km from the site

Sensitivity- This is a busy main road with drivers intent on getting from A to B. Its sensitivity is **moderate**.

Magnitude of Change –There may be views in the immediate stretch from Coupar Angus but elsewhere they will be screened by buildings and woodland. There will be a **low** magnitude of change.

Impact – Low

Core path from Campmuir Road (Coltwood Lintrose Holdings) to Kinnochty Road at Boreland- 0.75km from the site

Sensitivity- This is a route geared for recreation. The views and the settings are key features of it. Its sensitivity is **high**.

Magnitude of Change –The route is on the south and although some views will be possible they will be either screened by, or set against existing housing. There will be a **low** magnitude of change.

Impact – Low

Cultural heritage Receptors

5.7 **Wester Balgersho Farmhouse-** 0.5km from the site. (1)

Sensitivity- As a listed structure and a residential building this receptor will have a **high** sensitivity to visual impacts on both its views and its setting.

Magnitude of change- There is a large farm building obstructing all views so there will be **no** change. There are other residences in the group and there will be a clear view from the driveway. Overall the magnitude of change will be **moderate to high**.

Impact- Moderate to high

Balgersho House- 1km from the site. (2)

Sensitivity- As a listed structure and a residential building this receptor will have a **high** sensitivity to visual impacts on both its views and its setting.

Magnitude of change- Woodland obstructs the views so there will be **no** change.

Impact- None

Lintrose Sawmill and the Bridge over the Kinnochty Burn- 1km from site (3 and 5)

Sensitivity- As listed structures these receptors will have a **high** sensitivity to visual impacts on its setting.

Magnitude of change- Views are screened by woodland so there will be **no** change.

Impact- None

Lintrose House Doocot- 1km from site. (4)

Sensitivity- As a listed structure this receptor will have a **high** sensitivity to visual impacts on its setting.

Magnitude of change- Woodland obstructs the views so there will be **no** change.

Impact- None

Pleasance Farmhouse- 1.5km from the site. (6)

Sensitivity- As a listed structure and a residential building this receptor will have a **high** sensitivity to visual impacts on both its views and its setting.

Magnitude of change- There will be views of development in front of the existing building but they will be at some distance and will repeat the buildings already visible. Magnitude of change will be **moderate**.

Impact- Moderate

Beechwood- 2.25km from the site. (7)

Sensitivity- As a listed structure and a residential building this receptor will have a **high** sensitivity to visual impacts on both its views and its setting.

Magnitude of change- The landform obstructs the views so there will be **no** change.

Impact- None

Kettins Parish Kirk and Belfry, Lynch gate and Kirkyard walls- 2.25km from the site. (8)

Sensitivity- As a series of listed structures and a public building these receptors will have a **high** sensitivity to visual impacts on their setting. The Kirk will have a **moderate** sensitivity to views from the kirkyard.

Magnitude of change- Landform and woodland obstructs the views so there will be **no** change.

Impact- None

Kettins Bridge over Kettins Burn- 2.25km from the site. (9)

Sensitivity- As a listed structures this receptors will have a **high** sensitivity to visual impacts on its setting.

Magnitude of change- Landform and woodland obstructs the views so there will be **no** change.

Impact- None

Peatie Mill Bridge- 1.75km from the site. (10)

Sensitivity- As a listed structure this receptor will have a **high** sensitivity to visual impacts on its setting.

Magnitude of change-The structure is some distance from the site and there are buildings both in front of and round the site. The magnitude of change on the setting will be **Low**.

Impact- Low

Keithick South Lodge- 1km from the site. (11)

Sensitivity- As a listed structure and a residential building this receptor will have a **high** sensitivity to visual impacts on both its views and its setting.

Magnitude of change- Development will be seen, but at some distance and within the setting of the surrounding buildings. There will be a **moderate** change in both the views and the setting.

Impact- None

Keithick House, Stables and Sundial- 1.5km from the site. (12)

Sensitivity- As listed structures these receptors will have a **high** sensitivity to visual impacts on their setting and the house is a residential building.

Magnitude of change- The woodland constrains the setting and **no** change.

Impact- None

Bunty Mill Bridge over the Coupar Burn- 2km from the site. (13)

Sensitivity- As a listed structure this receptor will have a **high** sensitivity to visual impacts on its setting.

Magnitude of change-the landform obstructs the views there will be **no** change.

Impact- None

Bridge on the A94 over the Coupar Burn- 0.85km from the site. (14)

Sensitivity- As a listed structure this receptor will have a **high** sensitivity to visual impacts on its setting.

Magnitude of change- There is a clear view of the site from this point but development will be seen against the surrounding buildings. There will therefore be a **low** magnitude of change on the setting of the bridge.

Impact- Low

Stevenson's Building, High Street, Burrelton- 2.25km from the site. (15)

Sensitivity- As a listed structure and a residential building this receptor will have a **high** sensitivity to visual impacts on both its views and its setting.

Magnitude of change- The surrounding buildings in Burrelton and the landform obstruct the views there will be **no** change.

Impact- None

Scheduled Monument east of Lintrose Doocot – 1.5km from the site. (16)

Sensitivity- This is visible as a series of crop marks in a field. As a protected feature it will have a **high** sensitivity to visual impacts its setting.

Magnitude of change- The woodland at Lintrose screens the views and the site is too far away to have an impact on the setting. There will be **no** change.

Impact- None

Nature Conservation Designations

5.8 There are no nature conservation designations within 2km of the site.

Conclusion

- 5.9 Although it is not fully justified in the statements above, a large development at Campmuir would have a significant visual impact on the surrounding landscape, however, a smaller development reflecting the current village form and set within the framework of the surrounding houses would have a low impact. Mitigation, in the way of some screen woodlands would further reduce the impact.

6. CONCLUSIONS

Nature conservation

- 6.1 There are no protected landscapes on the proposed development site or within 2km of it.

Planning Conclusions

- 6.2 The TAYplan requires that new development is concentrated in the existing settlements. The Local Development Plan accepts this principle whilst recognising the need for infill development (albeit small scale). At the same time the SNH Landscape Character Assessment comments on the open rural nature of the landscape with large fields of farmland interspersed with small groups of housing. It has suggested the possibility of expanding some of these groups into small villages.

Landscape Impact Conclusions

- 6.3 The site has no particular landscape quality and there is no tree cover or shrub vegetation within it. It is screened on two sides by housing and the northern edge is in a valley adjacent to crop fields. The boundary is post and wire with no tree or hedgerow. The LCA is concerned at the loss of tree cover in this overall landscape. On the opposite side of the road from Elmwood development is extending at right angles. The LCA confirms the need to respect existing patterns of development.

Visual Impact Conclusions

- 6.4 The small holding is enclosed on two sides with linear groups of housing. From the south much of the view of any proposed development would be screened by the housing and surrounding landform. From the north much of the housing would be screened, in distant views, by the landform but closer, and, in particular from the A94, it will be clearly seen.

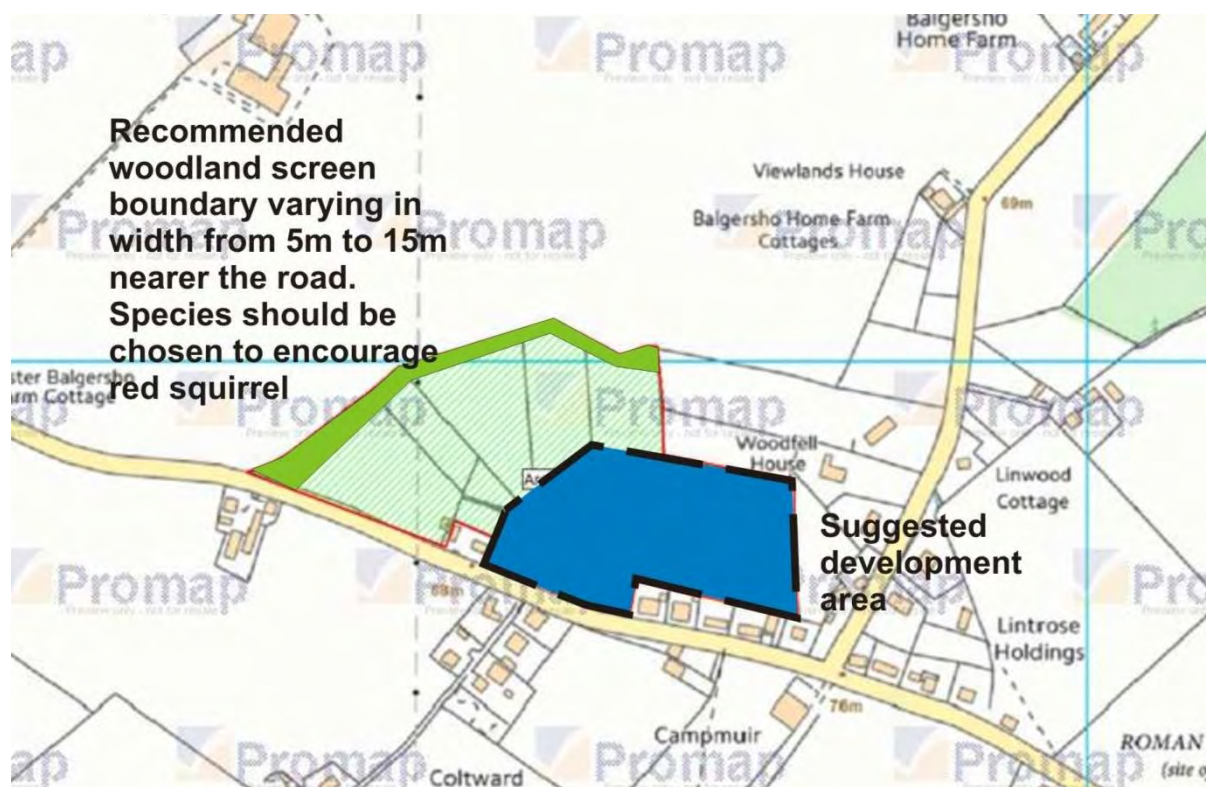


Figure 3: Recommendations

7. RECOMMENDATIONS

- 7.1 It is proposed to recognise the pattern of development on the opposite side of the road from Elmwood and repeat it behind the existing houses. This would leave a gap between the new houses and the existing ones. There would appear to be no reason why this could not be infilled as part of the overall development area.
- 7.2 There is room for two properties west of Elmwood facing the road.
- 7.3 This development area will fit comfortably within the existing landform and be part screened by the surrounding housing. It would add to the quality of the development and further screen it by adding a woodland boundary varying from 5m to 15m wide along the northern boundary to the farmland. The existing hedge and tree cover along the western end of the road should be upgraded and infilled.

- 7.4 Careful choice of a deciduous and coniferous mix for the hedgerow will provide further red squirrel habitat which would be particularly valuable for this area.
- 7.5 The proposals are illustrated in Fig 3.

Bibliography

“Guidelines for Landscape and Visual Impact Assessment” Third Edition. Landscape Institute and Institute of Environmental Management and Assessment, Oxford, 2013.

“Tay Landscape Character Assessment” Land Use Consultants. Published by Scottish Natural Heritage 1999.

TAYplan Strategic Development Plan 2012 accessed on 27 April 2015,
www.tayplan-sdpa.gov.uk

Perth and Kinross Local Development Plan 2014, accessed on 27 April 2015,
www.pkc.gov.uk

Perth and Kinross LDP, Supplementary Guidance- Housing in the Countryside 2012,
www.pkc.gov.uk/article/2515/Housing-in-the-Countryside

Pastmap is an interactive mapping service which offers a single point of entry into five major data bases covering the built environment in Scotland. Accessed on 27 April 2015
<http://pastmap.org.uk/>

Designing for the present whilst protecting the future

AROS HOUSE, 121 CADZOW STREET HAMILTON ML3 6JA
Tel: 01698 200035 Fax: 01698 200036
www.dwalandscapearchitects.co.uk





Perth and Kinross Local Development Plan

Call for Sites

20 January - 31 March 2015

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

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

PART 1 APPLICANT AND SITE DETAILS

1. Your Details

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

2. Lead Developers Details (if any)

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

3. Primary Landowner's Details (if known)

Name	<input type="text"/>	Postcode	<input type="text" value="PH10 7JW"/>
organisation	<input type="text" value="Ashmore Farm"/>	Telephone	<input type="text"/>
Building No./Name	<input type="text" value="Ashmore Estate Office"/>	Mobile	<input type="text"/>
Address	<input type="text" value="Ashmore Farm
Bridge of Cally"/>	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 Bridge of Cally, PH10 7JL.

7. Current and Proposed Land Use

Please describe the current designation and use of the site:

Unallocated greenfield land.

What land use would you like the site considered for?

Residential use.

PART 2 ADDRESSING THE SELECTION CRITERIA

ENHANCING PLACE

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

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

Please explain how?

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

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

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

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

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

N/A.

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

N/A.

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

n/a

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

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

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

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

The proposal site is outwith, but adjacent to, the existing settlement boundary of Bridge of Cally. Policy PM4 of the adopted LDP states that for settlements which have a settlement boundary, development will not be permitted for sites except where those sites are located within the defined settlement boundary. Due to the site's position (adjacent to the settlement boundary), its neighbouring uses (residential) and a limited amount of available land in the village, it is considered reasonable that the settlement boundary be adjusted to include this site to allow residential use.

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

☒ Yes ☐ No

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

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

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

N/A.

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

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

The proposal site does not include any cultural heritage assets.

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

No previous known development.

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

N/A.

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

There is a combination of residential and agricultural uses adjacent to the site. It is considered that the proposal is in keeping with these uses.

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

The site is adjacent to the existing settlement boundary of the village. Due to the local topography there is a limited amount of available development land for future expansion and it is considered that extending the settlement boundary to include this site would be in keeping with the existing building pattern of the village.

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

Bridge of Cally is served by a Stagecoach bus service which provides direct links to Blairgowrie. There are bus stops within walking distance of the site. The site is therefore considered to be in a sustainable location.

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

The site is southerly facing which will allow a natural opportunity for any development to be positioned to make maximum use of solar gain.

INFRASTRUCTURE CAPACITY

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

☐ Water

☐ Sewerage

☐ Electricity

☐ Gas

☐ Telecommunications/Digital

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

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

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

Access to the site is currently gained by leaving the A93 and turning onto a minor road which leads to an un-adopted road. Pitlochry train station is approximately 20 miles by road and provides rail links to Edinburgh, Glasgow, Perth, Stirling and Inverness. Dunkeld and Birnam train station is approximately 19 miles by road. Bridge of Cally does have a bus link to Blairgowrie.

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

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

It is not considered that this proposal would generate a significant increase in traffic. It is anticipated that improvements to the current access road would be required.

SITE TECHNICAL CONSTRAINTS

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

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

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

Our client would be happy to submit a more detailed technical site appraisal as part of a detailed application. As mentioned, it is anticipated that improvements would be required to the current access road.

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

Bridge of Cally has a distinct building pattern and limited available land for development due in part to the local topography. As mentioned, it is felt that careful development in this location presents a logical extension to the settlement boundary. The site enjoys an elevated position in line with the existing settlement boundary and key features include its views south over the valley of the River Erich. It is considered that carefully sited dwellings and sensitive landscaping in this location would fit in with the existing building pattern exhibited locally - the village has a number of other properties similarly situated on neighbouring plots, and as such, the landscape is considered sufficiently robust to accommodate this proposal. A landscape character assessment can be provided as part of a more detailed application.

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

Policy NE4 of the adopted LDP requires all new development to contribute to the creation, protection, enhancement and management of green infrastructure. The current site is adjacent to the settlement boundary and offers an opportunity to link the village and surrounding countryside. It is considered that sensitive development in this location provides an opportunity to create better quality linkages between the built environment of the village and the surrounding countryside.

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

Please give details.

☐ Yes ☒ No

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

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

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

The proposal site does not include any designated sites.

DELIVERABILITY IN THE PLAN PERIOD

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

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

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

N/A.

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

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

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

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

The site is controlled by a single owner, with an existing access capable of upgrading. As a small scale potential development site within a relatively small village, the proposal site is considered likely to be deliverable within the plan period.

The site is therefore considered to be effective.

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?

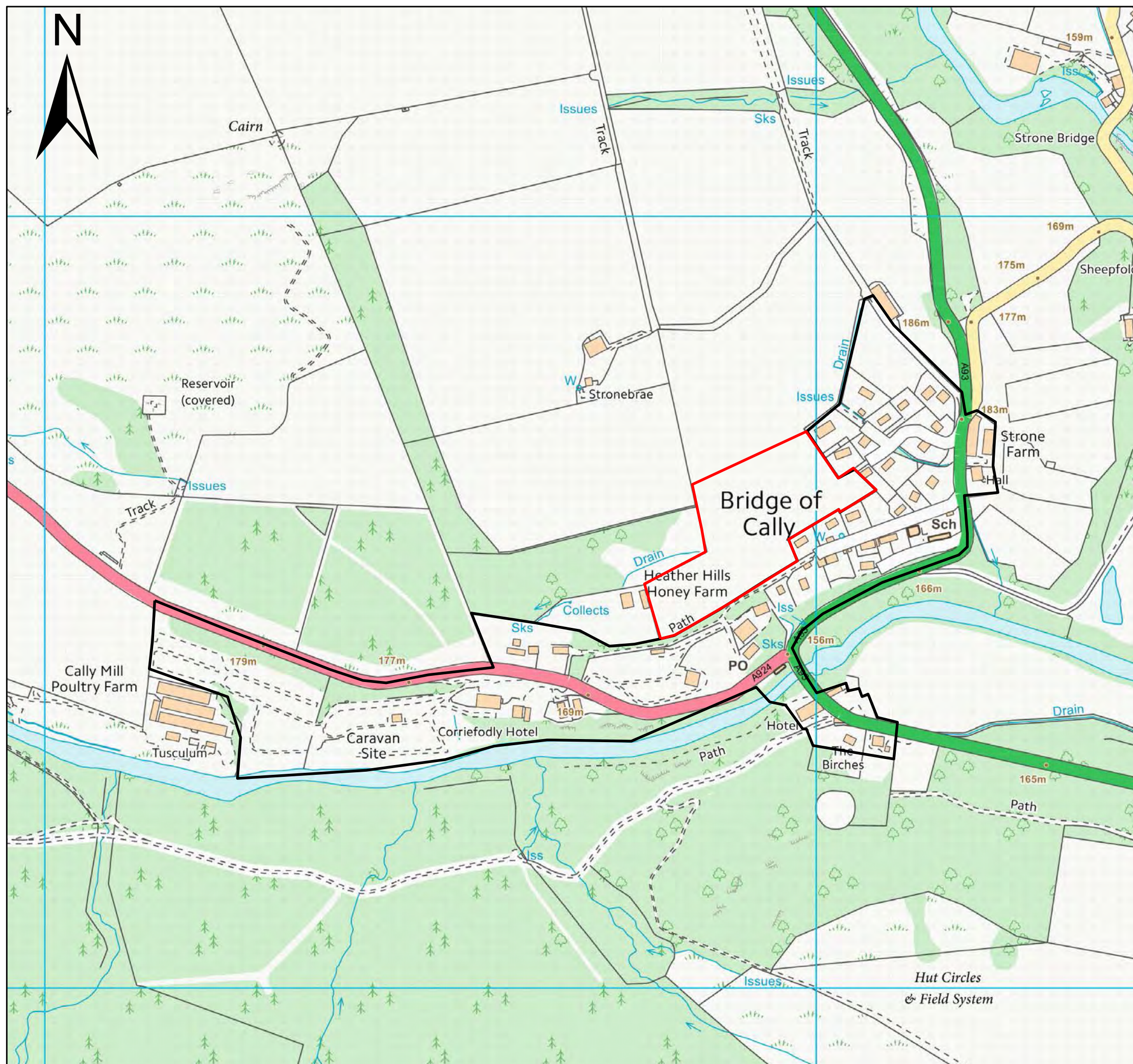
Further information

Completed Submission forms and location plans should be addressed to
developmentplan@pkc.gov.uk

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 Bridge of Cally Plan

0 65 130 260 Meters

1:5,000

- Proposal Site
- Existing Settlement Boundary

Description-Plan for LDP submission

Date 25/03/2015

CKD Galbraith

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

Tel: 01738 451 111 Fax: 01738 451 900

Email: perth@ckdgalbraith.co.uk

© Crown copyright and database rights (2015)
Ordnance Survey Licence No.100025025



Perth and Kinross Local Development Plan

Call for Sites

20 January - 31 March 2015

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

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

PART 1 APPLICANT AND SITE DETAILS

1. Your Details

Name	<input type="text" value="Mr James Reilly"/>
Organisation/ Community Council	<input type="text" value="DM Hall Baird Lumsden Survey"/>
Building No./Name	<input type="text"/>
Address	<input type="text" value="17 Corstorphine Road"/>
Town/City	<input type="text" value="Edinburgh"/>
Postcode	<input type="text" value="EH12 6DD"/>
Telephone	<input type="text" value="0131 624 6107"/>
Mobile	<input type="text" value="07786 260 212"/>
Email	<input type="text" value="james.reilly@dmhbl.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="Dr Fergus & Mrs Judy Gilmour"/>
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)

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

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

Our client's land is located
 off Meethill
Road on the eastern side of Alyth at PH1
8DE

7. Current and Proposed Land Use

Please describe the current designation and use of the site:

Within the Perth and Kinross Local Development Plan 1 our client's land is designated as 'white land' just outside the extremely tightly drawn settlement boundary for the settlement of Alyth.

At present the site is a field which is sown in grass and let out to a local farmer who grazes cattle on it. The proposed and preferred land use is residential.

What land use would you like the site considered for?

As per previous representations made to the Perth & Kinross Local Development Plan 1 on behalf of Dr Fergus and Mrs Gilmour we would like our client's land to be considered as a natural extension to the village and allocated 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?

It is considered that there is capacity at Alyth for additional housing and that our client's land is one of the most logical places to allow expansion. Indeed Alyth is specifically referred to as an area where additional housing may be required.

The way to ensure and create sustainable places for future generations is to provide a generous housing land supply to ensure that future generations can access housing locally if they desire. Also new housing attracts new people into villages like Alyth and New Alyth which in turn helps to support and sustain local services.

This proposal is considered to be in the spirit of Scottish Planning Policy.

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

Allocating our clients land for residential development will enhance the housing choice and provision within Alyth. Due to the Council's Affordable Housing policies any subsequent residential development which occurs will have an affordable element which will provide more opportunities for local residents to access housing in their community.

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.

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.

For the purposes of this initial Call for Site for Perth & Kinross Local Development Plan 2 I have not undertaken a review of the existing and projected Housing Land Supply. My client's land is just outside the previously drawn and restrictive settlement envelope for Alyth. It appears to be the most logical and sensible land to be considered for future residential development.

Alyth is referred to as one of the principal settlements in the Strathmore Housing Market Area. Our client's land is one of the most logical pieces of land to allocate for residential development and allow Alyth to grow.

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

☒ Yes ☐ No

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

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

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

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

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

No

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

The land has no known previous development history.

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

No

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

There is currently residential development to the north and west of our client's land at Alyth. The previously drawn settlement boundary around the settlement of Alyth excludes our client's land.

It is our contention that allocating our client's land at Alyth would allow the growth of the village without a dramatic re-drawing of the settlement boundary.

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

The allocation of our client's land for residential development would be logical and compatible within the context of being adjacent to the very tightly drawn settlement boundary for Alyth. A well designed residential development within the identified site would be compatible with the character of the surrounding land uses here.

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

The site is well connected to the main centre of the settlement of Alyth.

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

Any residential development on this site would face south and therefore will correct orientation any houses could make the best use of solar gain.

INFRASTRUCTURE CAPACITY

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

☒ Water

☒ Sewerage

☒ Electricity

☒ Gas

☒ Telecommunications/Digital

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

No.

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

This site has the potential to be accessed off the B952 Meethill Road and Losset Road, therefore it is well connected to the existing village.

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.

There are no known constraints here.

SAFEGUARD GREEN INFRASTRUCTURE

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

The site is on the very edge of the previous settlement boundary of Alyth and a well designed and laid out residential development here can easily be assimilated into the village fringe without having a detrimental impact on the landscape character of the area.

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

N/A

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

Please give details.

☐ Yes ☒ No

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

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).

It is our contention that were the Council to allocate this site for residential development then it would be attractive to developers.

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:

	
Mr James Reilly	
31/03/2015	

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

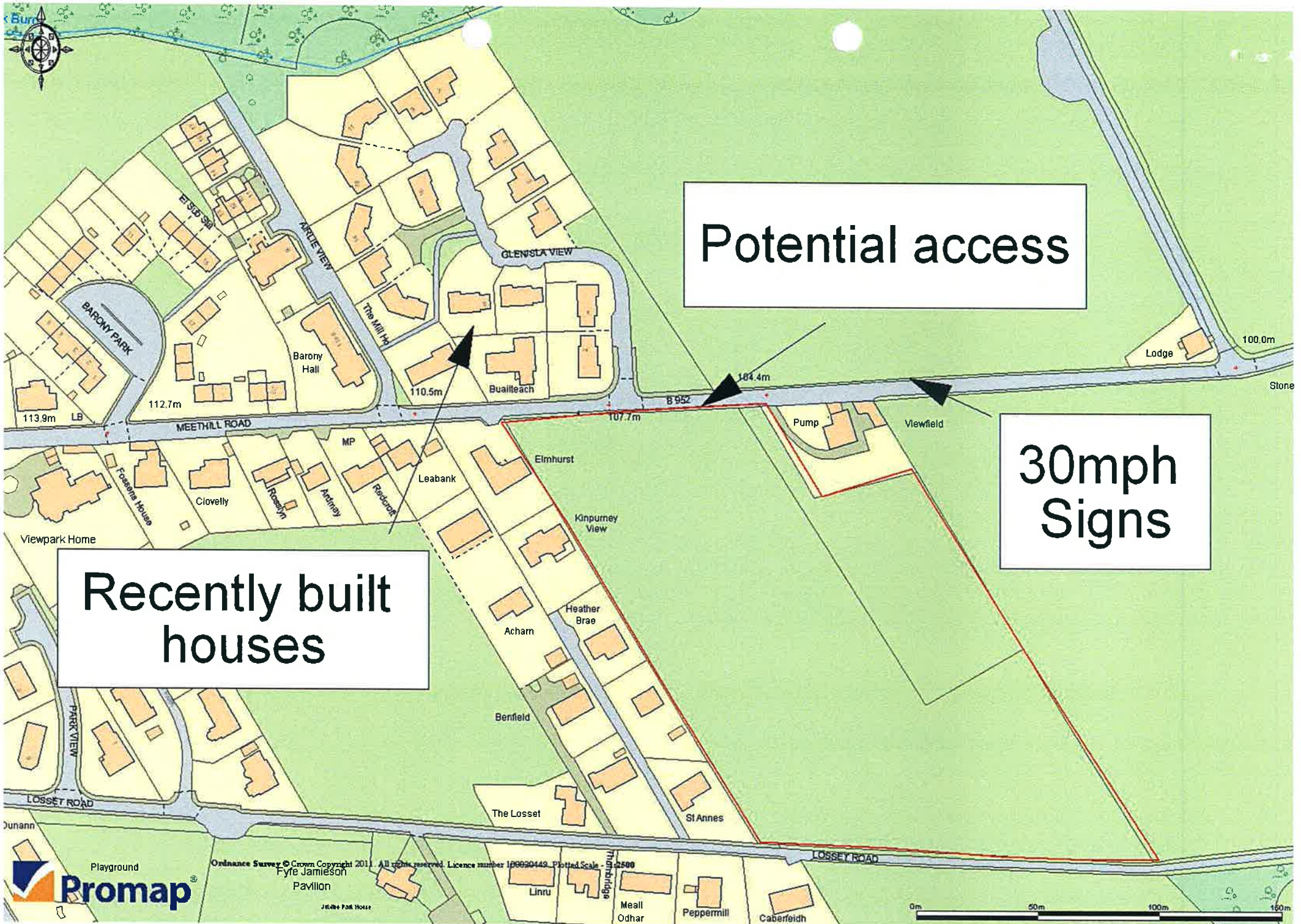
--

Completed Submission forms and location plans should be addressed to
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="Ian Hiddleston."/>
Organisation/ Community Council	<input type="text" value="Hiddleston and Feist Architects."/>
Building No./Name	<input type="text" value="1"/>
Address	<input type="text" value="Laurel Bank."/>
Town/City	<input type="text" value="Dundee."/>
Postcode	<input type="text" value="DD3 6JA."/>
Telephone	<input type="text" value="01382 224427"/>
Mobile	<input type="text" value="07960422472"/>
Email	<input type="text" value="hiddleston_feist@onetel.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" value="Mr Michael Thomson"/>
organisation	<input type="text" value="M G Thomson"/>
Building No./Name	<input type="text" value=""/>
Address	<input type="text" value=""/>
Town/City	<input type="text" value=""/>

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)

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 Immediate North of Blairgowrie
and to the East of 'The Old Military Road'
identified on Accompanying Location Plan
513_01 as Area A. PH10 6TB.

7. Current and Proposed Land Use

Please describe the current designation and use of the site:

Paddock and Grade 3(2) agricultural land.

What land use would you like the site considered for?

Housing.

PART 2 ADDRESSING THE SELECTION CRITERIA

ENHANCING PLACE

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

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

Please explain how?

The site would be integrated into the existing town yet accessible to established rural path and road networks.

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

Through improving the road network and by continuing and extending the benefit of Site B (identified on Drawing 513_01) which is the semi-mature mixed species woodland, planted by my client to consolidate the backdrop of the River Erich, to provide pedestrian and cycle links (See also accompanying letter) and to provide shelter and screening.

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

no.

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

n/a.

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

n/a.

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

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

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

☒ Yes ☐ No

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

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

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

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

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

No.

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

None.

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

No.

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

This site can be serviced by existing infrastructure, is identifiable, and is well screened.

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

This site is a natural extension to the existing streetscape of Blairgowrie.

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

This site is within easy walking and cycling distance of Blairgowrie and its sustainable transport links.

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

This site has a Southerly aspect and is protected behind the lee of hills to the North and West and from Easterly winds by the trees identified on Area B (see drawing 513_01)

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.

See drawing 513_01 and accompanying letter.

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.

To be confirmed.

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 from these factors.

SAFEGUARD GREEN INFRASTRUCTURE

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

The site will become an urban housing development.

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

Area B (see drawing 513_01) is over 2Ha of semi-mature mixed species woodland, planted by my client to consolidate the backdrop to the River Ericht Gorge, all to the benefit of Blairgowrie and popular with locals and visitors alike.

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).

To be confirmed.

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?

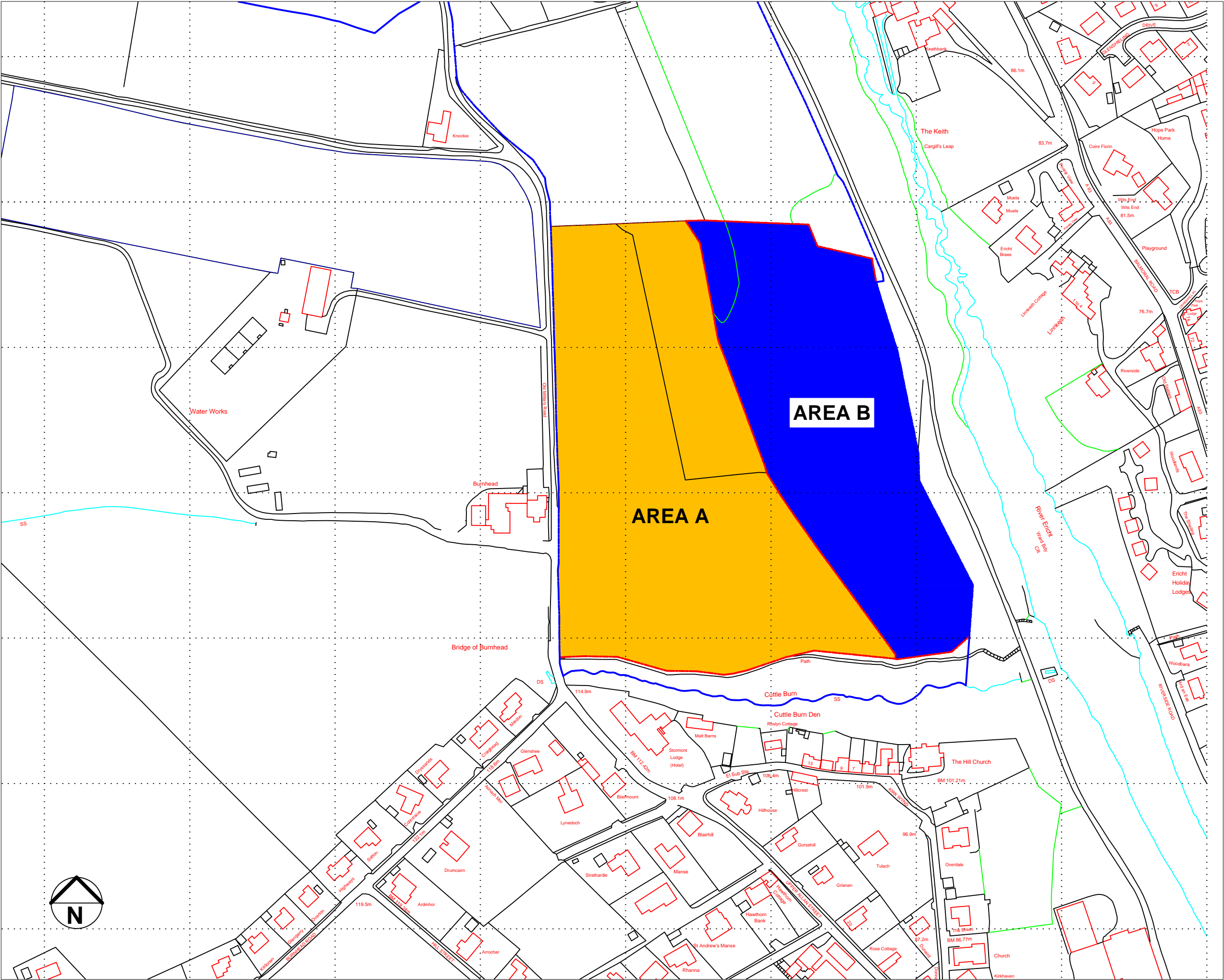
Further information

Completed Submission forms and location plans should be addressed to
developmentplan@pkc.gov.uk

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.



Do not scale this drawing.
All dimensions to be checked on site, and any
variations must be reported to the architect.

NOTES

REVISIONS

Hiddleston & Feist

ARCHITECT & DESIGN PARTNERSHIP
1 LAUREL BANK, DUNDEE DD3 6JA
tel 01382 224427 fax 01382 227737

PROJECT

Land at
Blairgowrie

TITLE

Location Plan

SCALE DRAWN DATE

1:2500@A2 IH Feb '15

JOB NO. DRG. NO. REVISION

513 01

Brenda Murray. Team Leader, Development Plans,
Planning and Regeneration.
Pullar House. 35 Kinnoull Street. Perth, PH1 5GD.

15th Feb '15

**Our ref: 513. Perth and Kinross Local Development Plan 2018-23, Call for Sites,
Site at Land to Immediate North of Blairgowrie. On behalf of Michael Thomson
Esq, Oakbank House, Blairgowrie, Perthshire.**

Please find enclosed 3 No paper copies of our drawing 513 _01 Site Location Plan.

Further to the issue of your 'Call for Sites' for your Councils next Development Plan 2018-23, we herewith submit this proposal for change of designation from set-aside agricultural land and paddock, adjoining the North boundary of Blairgowrie, to housing.

The housing site is illustrated within the red line and is overmade as *Area A*, and coloured yellow. on drawing _01. The area of this land extends to 4.5 Ha (12.15 Acres) which is currently paddock and grade 3(2) agricultural land of limited agricultural value.

This site is: gently sloping both Southwardly and Eastwardly; self-contained; well screened; visually independent; and, would not reduce the amenity of surrounding properties.

Also highlighted on drawing _01, *Area B* and coloured blue is a semi-mature mixed species woodland, planted by my client to consolidate the backdrop to the River Erich gorge, all to the benefit of Blairgowrie and popular with locals and visitors alike, but also, to give long term screening to the proposal site.

Housing, in this location will have vehicular access from central Blairgowrie to the North along Old Military Road. Pedestrian and cycle access can be made through the 'blue' area (on drawing _01) to the riverside and into Lower Mill Street and the Wellmeadow, a distance of only c.400 metres. For the vehicular access there a short distance South, from and including the Cuttle Burn Bridge, where improvement to the road management is likely to be a requirement, due to the lack of a pavement for pedestrians and the narrowness of the carriageway at the bridge. Our clients would be happy to seek the best way forward to alleviate the bottleneck, in the interests of current and future road users, given that the speed calming and road management techniques have revolutionised the thinking on carriageway design in recent years.

We look forward to receiving your response.

Yours Sincerely,

Ian Hiddleston. For Hiddleston and Feist.



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

2. Lead Developers Details (if any)

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

3. Primary Landowner's Details (if known)

Name	<input type="text" value="Mrs Maida Laing"/>	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.

Wellbank
Hatton Road
Ratray, Blairgowrie
PH10 7HZ

7. Current and Proposed Land Use

Please describe the current designation and use of the site:

Small holding -currently used as domestic residence and fields used for livestock.

What land use would you like the site considered for?

Housing 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 is located in such a way that a well conceived, well planned development has the potential of adding significantly to the urban design of Blairgowrie and Rattray, without diminishing the existing character of the immediate area. The location relative to the town centre would meet and satisfy sustainability criteria, being physically closer to the core of the settlement than parts of some existing approved housing development sites. The site could provide a form of development which currently does not exist in Rattray, thereby offering an additional element of choice to the purchaser. This development would also bring new residents to the area that would support local businesses and facilities. Rattray has been identified as an area that would benefit from new investment and employment in the area.

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

A housing development on this land would give the opportunity to broaden the economic base of the settlements, thereby reinforcing the local economy. Developer contributions would be in accordance with the scale and extent of the eventual planned layout.

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

A development at this site would have the scope to enhance the local economy through a growth in population, with the potential for maintaining or creating jobs in the retail, service or other sectors. Without doubt, a number of jobs would occur during the construction phase which would have the potential to help local suppliers and contractors.

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

There would be no such loss.

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 location is within the Strathmore and the Glens area, which does not have an inferred prohibition on new housing development. Indeed, it is one of the broad locations in which the Council has requested that opportunities are made known. The site is available in the short term with no impediments to early development, subject to receipt of the necessary consents. It is in the direct control of the landowner.

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.

It is believed that the site is free of any such assets.

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

None known

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

No. Unless a developer wishes to use the existing house currently on the property.

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

The site has the potential on the one hand to be self-contained, but on the other to relate well to existing urban development. The existing settlement boundary on the south side of the adjacent road extends west of the proposed site through built development. To the east of the site is an established caravan site, Blairgowrie Holiday Park, which is changing its character through the introduction of more permanent buildings for holiday or short term residential purposes, rather than pitches for touring or residential vans. That site is shown in the Local Development Plan with a protective buffer of landscaping to its shared west boundary and the relationship of the potential development site to that recreational facility would be completely acceptable, with no prejudice to its continuing operation.

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

See answer to q.20

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

The site offers the opportunity to access the existing settlement and the primary school by bus, with the nearest stop being approximately 200m away, on foot or by bicycle. It is better located for sustainable access than some of the more outlying housing development sites in the LDP.

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

Yes, it has the potential to allow for beneficial advantage to be taken from south facing orientation. There are no challenges with prevailing winds.

INFRASTRUCTURE CAPACITY

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

☒ Water

☒ Sewerage

☒ Electricity

☒ Gas

☒ Telecommunications/Digital

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

Not at this stage. Please note the gas supply is available from Hatton Road and I would expect any development would be able to access this supply. At present the main building at Wellbank is too far from the gas pipeline so has never been connected. The main building is serviced by all other utilities.

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

Road access on the main frontage, with the opportunity to provide a 'missing link' section of footway for the first time. The site is located approximately 260m from Balmoral Road which is the main (A93) road out of Rattray and connects to Glenshee, 17 miles to the north, as well as to Perth to the south. The nearest railway station to Blairgowrie and Rattray is located in 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 known.

SITE TECHNICAL CONSTRAINTS

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

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

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

No constraints are known to exist. The necessary technical studies, such as Flood Impact Assessment, Drainage Impact Assessment and Sustainable Urban Drainage detailed design would be undertaken at the appropriate time and are not required at this stage.

SAFEGUARD GREEN INFRASTRUCTURE

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

A well designed and implemented, quality housing development would add to the urban design characteristics. The landscape character would not be prejudiced, however a suitable impact assessment could be undertaken at the appropriate time to ensure that any perceived adverse effects could be ameliorated. Built development does not equal the deterioration of landscape character. In this case, there is no 'green infrastructure' which would be harmed through development.

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

The land currently has limited ecological value due to its agricultural use. It is not part of any recognised green network. The introduction of domestic garden curtilages and tree and shrub planting is recognised as having the benefit of broadening and enhancing the ecological potential.

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

Please give details.

☐ Yes ☒ No

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

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

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

Not applicable.

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.

There is the potential for a partnership with a housing developer, but that is not the case at this stage.

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 can be made available for housing development in the short to medium term. It is recognised that there are existing consents in place elsewhere in the settlements, some of which are either stalled or might be regarded as not effective. Others have been regarded as having potential to come on stream from 2018/19 onwards. This LDP MIR should be considering further sites for a longer period of time, although land such as this contender site can be made available in order to bolster the shorter term land supply in a locality which appears to be favoured in policy terms for future residential use.

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

Or alternatively by post to:

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

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



Perth and Kinross Local Development Plan

Call for Sites

20 January - 31 March 2015

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

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

PART 1 APPLICANT AND SITE DETAILS

1. Your Details

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

2. Lead Developers Details (if any)

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

3. Primary Landowner's Details (if known)

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

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

4. Who is the main contact for this submission?

- ☒ You ☐ Developer ☐ Land Owner
☐ Other

5. Site Area

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

Hectares (ha)

Square Metres (sq m)

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

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

Land to south of Stiellsmuir Farm,
Blairgowrie, Perth and Kinross, PH10 6LE

7. Current and Proposed Land Use

Please describe the current designation and use of the site:

The proposal site is within the settlement boundary of Blairgowrie and is allocated as open space - policy CF1 is the relevant policy from the adopted Perth and Kinross Local Development Plan.

The site's most recent use has been agricultural, as part of the landowner's fruit farming business. However, the land has proved unsuitable for agriculture, due to the ground conditions. This is backed up by the Macaulay Institute's land classification for this site, which identifies the land as part of a built up area and not suitable for agriculture. I

What land use would you like the site considered for?

Retain the farm, surrounding buildings and land outwith the open space designation (as indicated on attached plan) in order to provide for small infill residential development at a scale and density to mirror existing residential properties on Golf Course Road.

This would likely involve one or at most 2 residential properties

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 proposal site is in a highly sustainable location with local public transport links within walking distance of the site. The current plan seeks to reduce the need to travel by ensuring that most growth takes place in or close to existing settlements. This site meets these requirements. It is also anticipated that a contribution will be sought for education for development in Blairgowrie, as per the existing LDP.

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

As mentioned, it is anticipated that contributions will be sought for education for development in Blairgowrie, as per the existing LDP.

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

N/A.

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

N/A.

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

The proposal site is within the existing settlement boundary of Blairgowrie, a tier two settlement. The adopted LDP states that 'In line with the TAYplan hierarchal approach the Plan seeks to concentrate the majority of development within the principal settlements of Blairgowrie and Rattray, Alyth and Coupar Angus where local services, employment and transport are concentrated and where waste water can be best dealt with'. Furthermore, TAYplan outlines a sequential approach to land release, and directs that land within principal settlements should be prioritised first for release. This site is therefore within an area where further development should be supported.

Due to the nature of the site and its location within the settlement boundary, it is considered reasonable that limited open space be released to allow residential use. The site is therefore within an area where further allocation should be supported.

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

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

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

As well as driving development towards key settlements, TAYplan states that Local Development Plans shall allocate sufficient land to ensure a generous supply of effective housing sites and to provide for flexibility and choice' and also to 'ensure that the mix of housing type, size and tenure meets the needs and aspirations of a range of different households throughout their lives'. Many larger housing sites have lengthy delivery timeframes, and current build rates are substantially below the levels of therefore within an area where further allocation should be supported.

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

☒ Yes ☐ No

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

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

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

N/A.

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

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

The proposal site does not include any cultural heritage assets.

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

The site has previously been farmed by the owners. However, the quality of the soil is not sufficient to make it viable for crop growing.

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

N/A. There are no existing buildings on the site.

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

The neighbouring uses are largely residential and it is considered that the proposal is in keeping with the adjacent land uses. There is an established golf course on the south side of Golf Course Road.

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

There are surrounding residential areas and the proposal would be in keeping with those. Rosemount is an established residential area characterised primarily by detached properties in good sized plots. Again, it is felt that sensitively designed and scaled dwellings would be complimentary in this location and would be appropriate to the existing character of the area. It is considered that this proposal would integrate well with the existing building pattern and green infrastructure; and that well designed development would not detract from the overall impression or landscape character of the local area, nor be detrimental to the availability of, or access to, open space.

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

The proposals are in a highly sustainable location adjacent to local services and amenities, as well as large areas of open space, with excellent local public transport links. The site is located within the settlement boundary of Blairgowrie, which is classed as a tier two settlement. Blairgowrie has bus links to Perth and Dundee. As mentioned, Dunkeld and Birnam, which has a main line train station, is approximately 12.5 miles by road from Blairgowrie, and provides direct rail links to Inverness, Perth and Edinburgh. The site is therefore considered to be in a sustainable location.

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

A significant portion of the site is south-west facing, which allows a natural opportunity for the orientation and siting of buildings to make maximum use of solar gain. Integrating development close to existing buildings and making use of existing green infrastructure will also allow protection from prevailing winds.

INFRASTRUCTURE CAPACITY

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

☒ Water

☒ Sewerage

☒ Electricity

☒ Gas

☐ Telecommunications/Digital

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

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

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

The proposal site is within the settlement boundary of Blairgowrie and lies between Woodlands Road and Golf Course Road. Access can be gained to the site from Golf Course Road. Blairgowrie is approximately 12.5 miles by road from Dunkeld & Birnam, which has a rail station providing links to Perth, Inverness, Edinburgh and Glasgow.

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

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

A transport assessment has not been undertaken. However, it is not considered that the scale of this proposal will have any significant negative impacts on existing transport networks within Blairgowrie.

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 technical site assessment can be submitted at a later stage in the planning process if required.

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

The proposal site is located within the settlement boundary of Blairgowrie, to the south of the town in Rosemount. Rosemount has a mature, established network of green infrastructure characterised by mature trees, and hedge rows. Existing properties in the area tend to be on good sized plots. There is an established golf course on the south side of Golf Course Road which also has significant screening from mature trees along much of its boundary with the road. It is considered that the landscape is sufficiently robust to be able to accommodate well designed development in this location.

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

Policy NE4 of the adopted LDP requires all new development to contribute to the creation, protection, enhancement and management of green infrastructure. A significant amount of open green space is already identified within the existing LDP settlement map for Blairgowrie. The proposal site is within the settlement boundary, and as mentioned is designated as open space, but it is considered that some further sensitive development in this location can be achieved by integrating with the existing green network, and the proposal presents a logical means of allowing deliverable, high quality development within Blairgowrie and this will not undermine the existing open space designations.

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

Please give details.

☐ Yes ☒ No

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

N/A.

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

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

The proposal site is not within a nationally designated site, special landscape area, green belt land or a designed landscape.

DELIVERABILITY IN THE PLAN PERIOD

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

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

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

N/A.

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

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

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

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

This site provides the opportunity to contribute immediately to the housing land requirement. TAYplan outlines that plans and development proposals should focus the majority of development in the region's principal settlements, and outlines a tiered approach to settlements. 'In line with the TAYplan hierarchal approach the Plan seeks to concentrate the majority of development within the principal settlements of Blairgowrie and Rattray, Alyth and Coupar Angus where local services, employment and transport are concentrated and where waste water can be best dealt with.' Furthermore, TAYplan outlines a sequential approach to land release, and directs that land within principal settlements should be prioritised first for release. This site is therefore within an area where further development should be supported.

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

PART 3 DECLARATIONS

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?

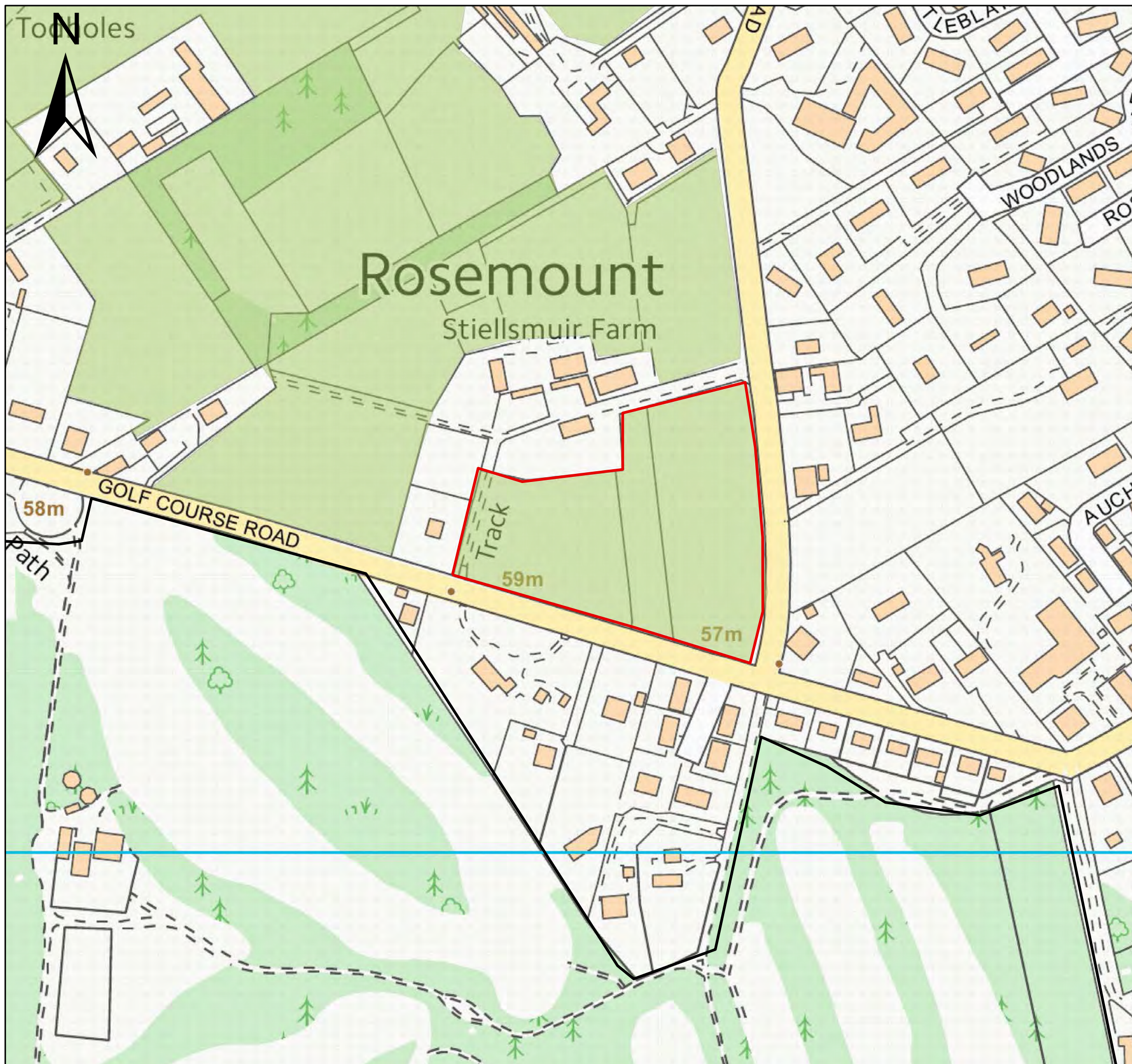
Further information

Completed Submission forms and location plans should be addressed to
developmentplan@pkc.gov.uk

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 Stielismuir Farm Plan

0 30 60 120 Meters

1:2,500

- Proposal Site
- Existing Settlement Boundary
- Designated Open Space

Description-Plan for LDP submission

Date 25/03/2015

CKD Galbraith

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

© Crown copyright and database rights (2015)
Ordnance Survey Licence No.100025025



Perth and Kinross Local Development Plan

Call for Sites

20 January - 31 March 2015

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

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

PART 1 APPLICANT AND SITE DETAILS

1. Your Details

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

2. Lead Developers Details (if any)

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

3. Primary Landowner's Details (if known)

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

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

4. Who is the main contact for this submission?

- ☒ You ☐ Developer ☐ Land Owner
☐ Other

5. Site Area

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

Hectares (ha)

Square Metres (sq m)

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

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

Land at Oakdene, Blairgowrie, PH10 6LF

7. Current and Proposed Land Use

Please describe the current designation and use of the site:

The proposal site is within the settlement boundary of Blairgowrie and is currently allocated as open space - policy CF1 is the relevant policy from the adopted Perth and Kinross Local Development Plan. The site is adjacent to site H64 which is currently identified in the adopted LDP for 85 houses. It is considered the proposal site should be considered as an extension to site H64 to accommodate further residential development.

What land use would you like the site considered for?

Residential use, at a scale and density to mirror existing neighbouring residential properties on Golf Course Road.

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

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

The proposal site would contribute to the sustainable growth of the Blairgowrie community, through the provision of additional

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

N/A.

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

N/A.

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

The proposal site is within the existing settlement boundary of Blairgowrie, a tier two settlement. The adopted LDP states that 'In line with the TAYplan hierarchal approach the Plan seeks to concentrate the majority of development within the principal settlements of Blairgowrie and Rattray, Alyth and Coupar Angus where local services, employment and transport are concentrated and where waste water can be best dealt with'. Furthermore, TAYplan outlines a sequential approach to land release, and directs that land within principal settlements should be prioritised first for release. This site is therefore within an area where further development should be supported, and is adjacent to H64 Blairgowrie South.

Due to the nature of the site and its location within the settlement boundary, adjacent to an area which has already been identified for housing, it is considered reasonable that further open space be released to allow residential use. The site is therefore within an area where further allocation should be supported.

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.

Perth & Kinross Council have stated a preference for sites to be put forward in Highland, Strathmore and Strathearn. Blairgowrie lies within Strathmore and this site provides the opportunity to contribute immediately to the spatial strategy, whilst offering a distinctly differing character of residential site which could positively contribute to the overall diversity of landholdings identified to satisfy the demand predicted within the next five years in terms of residential growth.

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

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

☒ Yes ☐ No

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

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

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

N/A.

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

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

The proposal site does not include any cultural heritage assets.

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 neighbouring uses are largely residential and it is considered that the proposal is in keeping with the adjacent land uses. There is an established golf course on the south side of Golf Course Road. As mentioned, the site is adjacent to site H64 which has already been identified for housing in the existing LDP.

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

There are surrounding residential areas and the proposal would be in keeping with those. Rosemount is an established residential area characterised primarily by detached properties in good sized plots. Again, it is felt that sensitively designed and scaled dwellings would be complimentary in this location and would be appropriate to the existing character of the area, which is primarily residential in nature. This location has already been identified within the current LDP for housing.

It is considered that additional development in this location would integrate well with the existing building pattern and green infrastructure; and that well designed development would not detract from the overall impression or landscape character of the local area, nor be detrimental to the availability of, or access to, open space. The site is within the settlement boundary of a principal settlement in Strathmore, and as such further development in this location should be supported.

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

The proposals are in a highly sustainable location adjacent to local services and amenities, as well as large areas of open space, with excellent local public transport links. The site is located within the settlement boundary of Blairgowrie, which is classed as a tier two settlement. Blairgowrie has bus links to Perth and Dundee. As mentioned, Dunkeld and Birnam, which has a main line train station, is approximately 12.5 miles by road from Blairgowrie, and provides direct rail links to Inverness, Perth and Edinburgh. The site is therefore considered to be in a sustainable location.

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

A significant portion of the site is south-west facing, which allows a natural opportunity for the orientation and siting of buildings to make maximum use of solar gain. Integrating development close to existing buildings and making use of existing green infrastructure will also allow protection from prevailing winds.

INFRASTRUCTURE CAPACITY

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

☐ Water

☐ Sewerage

☐ Electricity

☐ Gas

☐ Telecommunications/Digital

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

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

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

The proposal site is within the settlement boundary of Blairgowrie and lies between Blackthorn Place and Golf Course Road. Access can be gained to the site from Golf Course Road or Blackthorn Place. Blairgowrie is approximately 12.5 miles by road from Dunkeld & Birnam, which has a rail station providing links to Perth, Inverness, Edinburgh and Glasgow.

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

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

A transport assessment has not been undertaken.

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 technical site assessment can be submitted at a later stage in the planning process if required.

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

The proposal site is located within the settlement boundary of Blairgowrie, to the south of the town in Rosemount. Rosemount has a mature, established network of green infrastructure characterised by mature trees, and hedge rows. Existing properties in the area tend to be on good sized plots. There is an established golf course on the south side of Golf Course Road which also has significant screening from mature trees along much of its boundary with the road. It is considered that the landscape is sufficiently robust to be able to accommodate further well designed development in this location.

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

Policy NE4 of the adopted LDP requires all new development to contribute to the creation, protection, enhancement and management of green infrastructure. A significant amount of open green space is already identified within the existing LDP settlement map for Blairgowrie. The proposal site is within the settlement boundary, and as mentioned is designated as open space, but it is considered that some further sensitive development in this location can be achieved by integrating with the existing green network, and the proposal presents a logical means of allowing additional deliverable, high quality development within Blairgowrie and this will not undermine the existing open space designations.

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

Please give details.

☐ Yes ☒ No

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

N/A.

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

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

The proposal site is not within a nationally designated site, special landscape area, green belt land or a designed landscape.

DELIVERABILITY IN THE PLAN PERIOD

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

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

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

N/A.

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

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

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

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

This site provides the opportunity to contribute immediately to the housing land requirement. TAYplan outlines that plans and development proposals should focus the majority of development in the region's principal settlements, and outlines a tiered approach to settlements. 'In line with the TAYplan hierarchal approach the Plan seeks to concentrate the majority of development within the principal settlements of Blairgowrie and Rattray, Alyth and Coupar Angus where local services, employment and transport are concentrated and where waste water can be best dealt with.' Furthermore, TAYplan outlines a sequential approach to land release, and directs that land within principal settlements should be prioritised first for release. This site is therefore within an area where further development should be supported.

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

This proposal will help sustain Blairgowrie, is deliverable and it is within the settlement boundary of a principal settlement in Strathmore, and as such further development in this location should be supported.

PART 3 DECLARATIONS

Action Programme

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

Further Information

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

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

Signature

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

Signature:

Name:

Date:

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

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

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

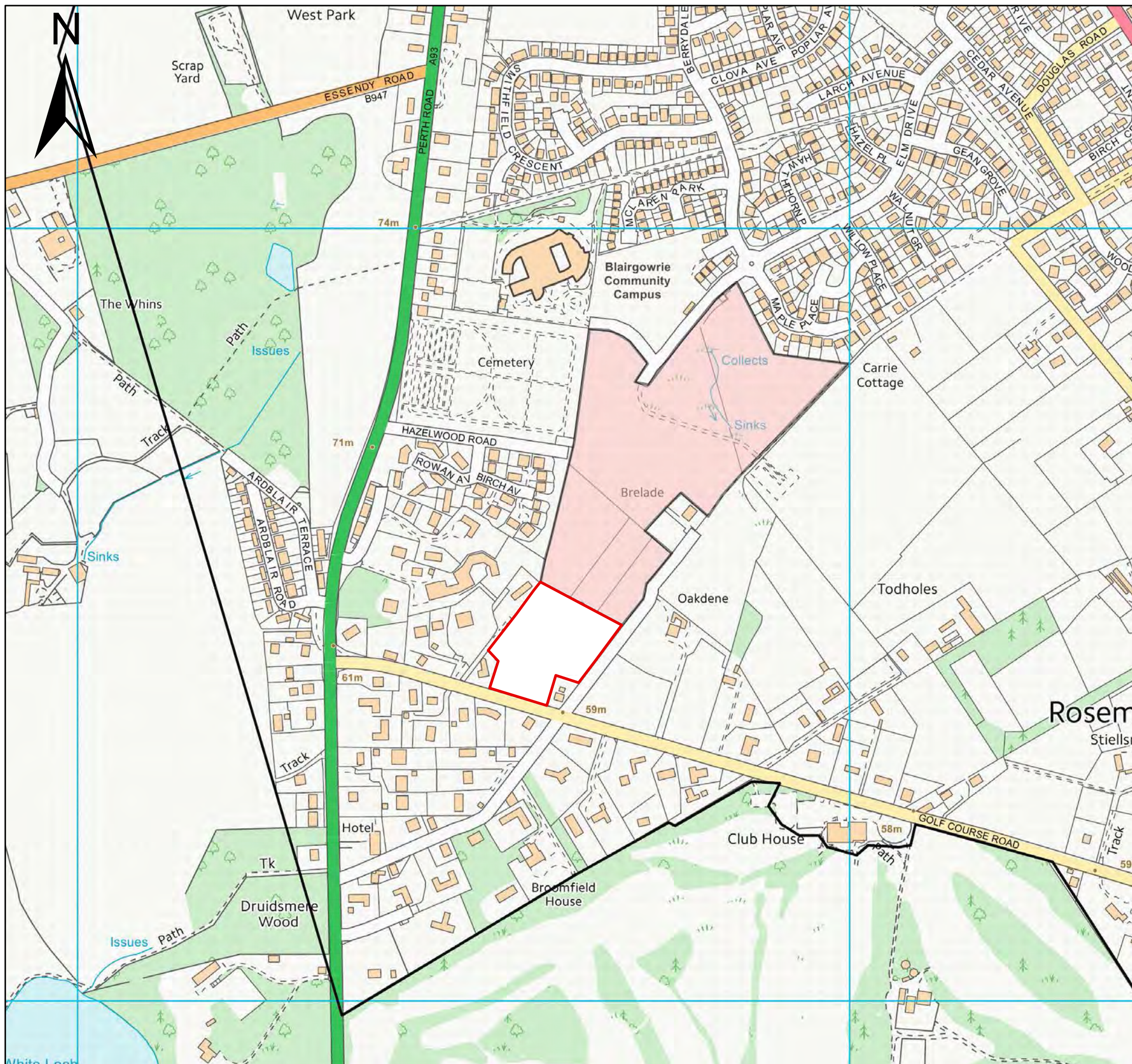
Further information

Completed Submission forms and location plans should be addressed to
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 Oakdene Plan

0 65 130 260 Meters

1:5,000

- Proposal Site
- Site H64
- Existing Settlement Boundary

Description-Plan for LDP submission

Date 30/03/2015

CKD Galbraith

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

© Crown copyright and database rights (2015)
Ordnance Survey Licence No.100025025



Perth and Kinross Local Development Plan

Call for Sites

20 January - 31 March 2015

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

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

PART 1 APPLICANT AND SITE DETAILS

1. Your Details

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

2. Lead Developers Details (if any)

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

3. Primary Landowner's Details (if known)

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

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

4. Who is the main contact for this submission?

- ☒ You ☐ Developer ☐ Land Owner
☐ Other

5. Site Area

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

Hectares (ha)

Square Metres (sq m)

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

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

Land at Oakdene East, Blairgowrie, PH10
6LF

7. Current and Proposed Land Use

Please describe the current designation and use of the site:

The proposal site is within the settlement boundary of Blairgowrie and is currently allocated as open space - policy CF1 is the relevant policy from the adopted Perth and Kinross Local Development Plan. The site is directly to the east to site H64 which is currently identified in the adopted LDP for 85 houses. It is considered the proposal site should be considered as an extension to site H64 to accommodate further residential development.

What land use would you like the site considered for?

Residential use, at a scale and density to mirror existing neighbouring residential properties on Golf Course Road.

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

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

The proposal site would contribute to the sustainable growth of the Blairgowrie community, through the provision of additional housing.

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

N/A.

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

N/A.

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

The proposal site is within the existing settlement boundary of Blairgowrie, a tier two settlement. The adopted LDP states that 'In line with the TAYplan hierarchal approach the Plan seeks to concentrate the majority of development within the principal settlements of Blairgowrie and Rattray, Alyth and Coupar Angus where local services, employment and transport are concentrated and where waste water can be best dealt with'. Furthermore, TAYplan outlines a sequential approach to land release, and directs that land within principal settlements should be prioritised first for release. This site is therefore within an area where further development should be supported, and is adjacent to H64 Blairgowrie South.

Due to the nature of the site and its location within the settlement boundary, adjacent to an area which has already been identified for housing, it is considered reasonable that further open space be released to allow residential use. The site is therefore within an area where further allocation should be supported.

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.

Perth & Kinross Council have stated a preference for sites to be put forward in Highland, Strathmore and Strathearn. Blairgowrie lies within Strathmore and this site provides the opportunity to contribute immediately to the spatial strategy, whilst offering a distinctly differing character of residential site which could positively contribute to the overall diversity of landholdings identified to satisfy the demand predicted within the next five years in terms of residential growth.

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

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

☒ Yes ☐ No

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

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

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

N/A.

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

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

The proposal site does not include any cultural heritage assets.

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 neighbouring uses are largely residential and it is considered that the proposal is in keeping with the adjacent land uses. There is an established golf course on the south side of Golf Course Road. As mentioned, the site is adjacent to site H64 which has already been identified for housing in the existing LDP.

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

There are surrounding residential areas and the proposal would be in keeping with those. Rosemount is an established residential area characterised primarily by detached properties in good sized plots. Again, it is felt that sensitively designed and scaled dwellings would be complimentary in this location and would be appropriate to the existing character of the area, which is primarily residential in nature. This location has already been identified within the current LDP for housing.

It is considered that additional development in this location would integrate well with the existing building pattern and green infrastructure; and that well designed development would not detract from the overall impression or landscape character of the local area, nor be detrimental to the availability of, or access to, open space. The site is within the settlement boundary of a principal settlement in Strathmore, and as such further development in this location should be supported.

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

The proposals are in a highly sustainable location adjacent to local services and amenities, as well as large areas of open space, with excellent local public transport links. The site is located within the settlement boundary of Blairgowrie, which is classed as a tier two settlement. Blairgowrie has bus links to Perth and Dundee. As mentioned, Dunkeld and Birnam, which has a main line train station, is approximately 12.5 miles by road from Blairgowrie, and provides direct rail links to Inverness, Perth and Edinburgh. The site is therefore considered to be in a sustainable location.

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

A significant portion of the site is south-west facing, which allows a natural opportunity for the orientation and siting of buildings to make maximum use of solar gain. Integrating development close to existing buildings and making use of existing green infrastructure will also allow protection from prevailing winds.

INFRASTRUCTURE CAPACITY

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

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

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

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

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

The proposal site is within the settlement boundary of Blairgowrie and lies between Blackthorn Place and Golf Course Road. Access can be gained to the site from Golf Course Road or Blackthorn Place. Blairgowrie is approximately 12.5 miles by road from Dunkeld & Birnam, which has a rail station providing links to Perth, Inverness, Edinburgh and Glasgow.

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

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

A transport assessment has not been undertaken.

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 technical site assessment can be submitted at a later stage in the planning process if required.

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

The proposal site is located within the settlement boundary of Blairgowrie, to the south of the town in Rosemount. Rosemount has a mature, established network of green infrastructure characterised by mature trees, and hedge rows. Existing properties in the area tend to be on good sized plots. There is an established golf course on the south side of Golf Course Road which also has significant screening from mature trees along much of its boundary with the road. It is considered that the landscape is sufficiently robust to be able to accommodate further well designed development in this location.

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

Policy NE4 of the adopted LDP requires all new development to contribute to the creation, protection, enhancement and management of green infrastructure. A significant amount of open green space is already identified within the existing LDP settlement map for Blairgowrie. The proposal site is within the settlement boundary, and as mentioned is designated as open space, but it is considered that some further sensitive development in this location can be achieved by integrating with the existing green network, and the proposal presents a logical means of allowing additional deliverable, high quality development within Blairgowrie and this will not undermine the existing open space designations.

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

Please give details.

☐ Yes ☒ No

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

N/A.

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

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

The proposal site is not within a nationally designated site, special landscape area, green belt land or a designed landscape.

DELIVERABILITY IN THE PLAN PERIOD

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

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

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

N/A.

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

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

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

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

This site provides the opportunity to contribute immediately to the housing land requirement. TAYplan outlines that plans and development proposals should focus the majority of development in the region's principal settlements, and outlines a tiered approach to settlements. 'In line with the TAYplan hierarchal approach the Plan seeks to concentrate the majority of development within the principal settlements of Blairgowrie and Rattray, Alyth and Coupar Angus where local services, employment and transport are concentrated and where waste water can be best dealt with.' Furthermore, TAYplan outlines a sequential approach to land release, and directs that land within principal settlements should be prioritised first for release. This site is therefore within an area where further development should be supported.

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

This proposal will help sustain Blairgowrie, is deliverable and it is within the settlement boundary of a principal settlement in Strathmore, and as such further development in this location should be supported. This site provides the opportunity to contribute immediately to the housing land requirement. TAYplan outlines that plans and development proposals should focus the majority of development in the region's principal settlements, and outlines a tiered approach to settlements. 'In line with the TAYplan hierarchal approach the Plan seeks to concentrate the majority of development within the principal settlements of Blairgowrie and Rattray, Alyth and Coupar Angus where local services, employment and transport are concentrated and where waste water can be best dealt with.' Furthermore, TAYplan outlines a sequential approach to land release, and directs that land within principal settlements should be prioritised first for release. This site is therefore within an area where further development should be supported.

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

This proposal will help sustain Blairgowrie, is deliverable and it is within the settlement boundary of a principal settlement in Strathmore, and as such further development in this location should be supported.

PART 3 DECLARATIONS

- ☒ 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?

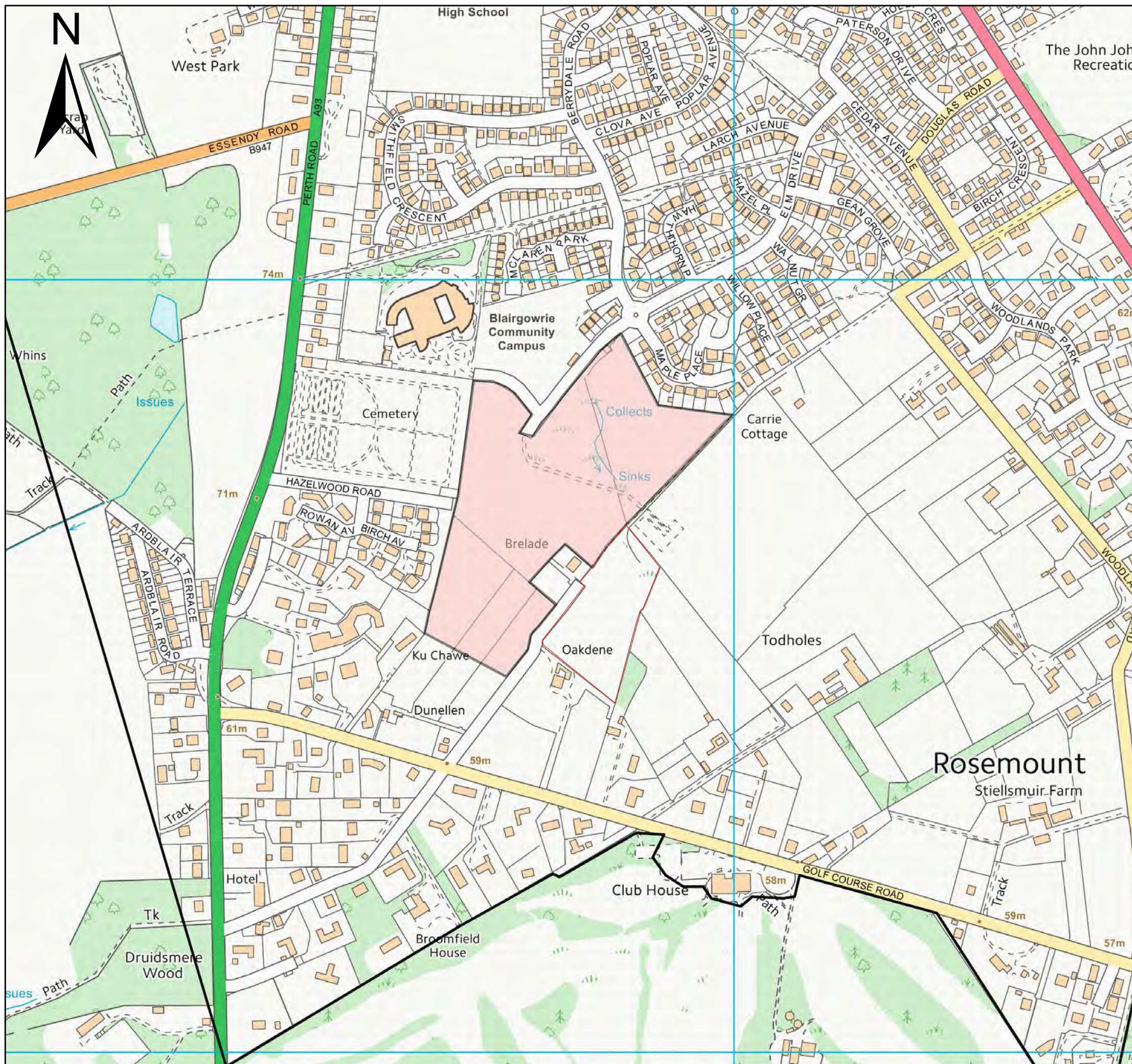
Further information

Completed Submission forms and location plans should be addressed to
developmentplan@pkc.gov.uk

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 Oakdene East Plan

0 65 130 260 Meters

1:5,000

- Proposal Site
- SiteH64
- ExistingSettlementBoundary

Description-Plan for LDP submission

Date 31/03/2015

CKD Galbraith

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

Tel: 01738 451 111 Fax: 01738 451 900

Email: perth@ckdgalbraith.co.uk

© Crown copyright and database rights (2015)
Ordnance Survey Licence No.100025025



Perth and Kinross Local Development Plan

Call for Sites

20 January - 31 March 2015

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

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

PART 1 APPLICANT AND SITE DETAILS

1. Your Details

Name	<input type="text" value="Corinne MacDougall"/>
Organisation/ Community Council	<input type="text" value="Bidwells"/>
Building No./Name	<input type="text" value="5"/>
Address	<input type="text" value="Atholl Place"/>
Town/City	<input type="text" value="Perth"/>
Postcode	<input type="text" value="PH1 5NE"/>
Telephone	<input type="text" value="01738 630666"/>
Mobile	<input type="text"/>
Email	<input type="text" value="corinne.macdougall@bidwells.co.uk"/>

2. Lead Developers Details (if any)

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

3. Primary Landowner's Details (if known)

Name	<input type="text" value="Wellcome Trust"/>	Postcode	<input type="text"/>
organisation	<input type="text"/>	Telephone	<input type="text"/>
Building No./Name	<input type="text"/>	Mobile	<input type="text"/>
Address	<input type="text" value="c/o Bidwells"/>	Email	<input type="text"/>
Town/City	<input type="text"/>		

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

4. Who is the main contact for this submission?

- ☒ You ☐ Developer ☐ Land Owner
☐ Other

5. Site Area

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

Hectares (ha)

Square Metres (sq m)

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

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

Land at Rosemount Farm
Rosemount
Blairgowrie

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?

Residential Use

PART 2 ADDRESSING THE SELECTION CRITERIA

ENHANCING PLACE

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

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

Please explain how?

Prosperous, inclusive and sustainable economy: The proposals will assist in providing the potential for a stronger and more sustainable local community which is within close proximity to Rosemount and Blairgowrie and assisting the area to become a more attractive place to live, work and visit.

Supporting people to lead independent, healthy and active lives: The proposal presents the opportunity to develop accessible housing within a pleasant and quiet environment close to Rosemount Village and Blairgowrie town centre, local services and employment; and, can provide improved housing choice in terms of appropriate size/types/affordability for the local market area.

Creating a safe and sustainable place for future generations The site's proximity to Blairgowrie town centre, public transport and a footpath network offers a sustainable place to live. The proposal will help to create a safe, clean and attractive environment for the local community, particularly utilising appropriate design.

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

The proposal would have the effect of enhancing the local community by incorporating new housing stock to meet future demand. It is expected that there will be a requirement for developer contributions to be made through the Development Management process which could enhance or create new local facilities, as agreed with PKC.

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

The proposal enables the sustainable economic growth of Blairgowrie and Rosemount through support from new residents to existing local shops and services. Development of this will support direct and indirect jobs for the homes built.

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

N/A

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

The proposal does not support a designated NPF national priority or a site identified in the Strategic Development Plan.

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

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

The proposal would be for a longer term strategy in the context of housing land requirements for Rosemount and Blairgowrie.

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.

Agricultural Land

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

No

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

The neighbouring uses surrounding the site comprise:

- Agricultural land
- Residential

It is considered that the proposed residential use of the site would be compatible with neighbouring land uses. The proposal could provide an attractive development opportunity which will enjoy the mix of a rural environment in close proximity to Rosemount and Blairgowrie with local facilities and good transport connections.

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

The character of the surrounding area comprises agricultural land and Rosemount Settlement

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

The site is located within close walking distance of Rosemount and Blairgowrie Town centre and local bus routes to Perth and Dundee. The local footpath network could be linked to the site.

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

By taking into account the site's topography the development would be designed to maximise the best use of solar gain as well as protection against 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.

Site has nearby water mains and electricity connections. Utility providers have not been approached.

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

The site has good access to the local road network – adjacent to the A923 and unclassified road to the north

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.

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 has no known physical constraints relating to topography, flood risk, aspect, contamination, ground stability. There are no overhead power lines or H&S Exclusion zones which affect the site.

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

The site is not covered by a candidate Local Landscape Area in the PKC Local Landscape Designations Review. The development of the site would be supported by a Landscape Framework to maximise its relationship with the surrounding residential and agricultural uses.

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

The development could be linked to the core paths network. It is anticipated that structural planting will be an integral component of the development to enhance the local landscape and nature conservation features.

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

Please give details.

☐ Yes ☒ No

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

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

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

N/A

DELIVERABILITY IN THE PLAN PERIOD

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

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

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

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

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

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

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

The site meets the tests of effectiveness for the following reasons:

- The site is in the ownership of a single party that can be expected to release it for development during the local plan period
- The site is free from physical constraints related to topography, aspect, ground stability or vehicular access
- The site is free from contamination, overhead powerlines
- Housing is the sole preferred use of the site
- No public funding is required to open the site for development and any infrastructure can be reasonably provided

PART 3 DECLARATIONS

Action Programme

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

Further Information

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

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

Signature

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

Signature:

Name:

Date:

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

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

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

Further information

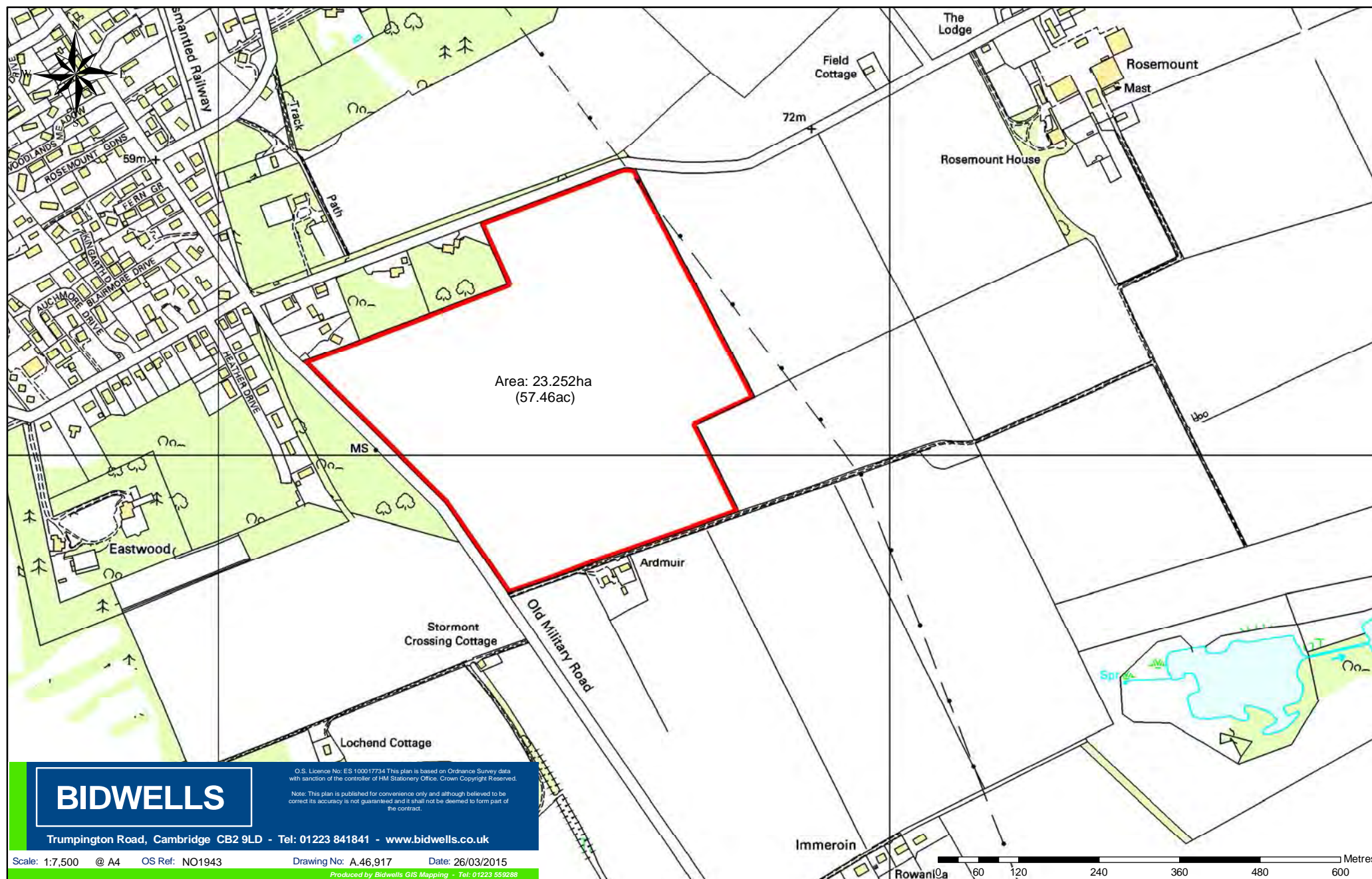
Completed Submission forms and location plans should be addressed to
developmentplan@pkc.gov.uk

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.

Rosemount Farm, Blairgowrie





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
Broughty Ferry"/>
Town/City	<input type="text" value="Dundee"/>
Postcode	<input type="text" value="DD5 3AS"/>
Telephone	<input type="text" value="01382 738822"/>
Mobile	<input type="text" value="07860 968006"/>
Email	<input type="text" value="ewan@emacplanning.co.uk"/>

2. Lead Developers Details (if any)

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

3. Primary Landowner's Details (if known)

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

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

4. Who is the main contact for this submission?

☒ You ☐ Developer ☐ Land Owner

☐ Other

5. Site Area

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

Hectares (ha)

Square Metres (sq m)

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

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

Land at New Alyth

7. Current and Proposed Land Use

Please describe the current designation and use of the site:

Agriculture.

What land use would you like the site considered for?

Housing.

PART 2 ADDRESSING THE SELECTION CRITERIA

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?

A&J Stephen welcomed the allocation of housing site H61 in the current Local Development Plan however consider that the western boundary of the site is somewhat artificially set as it does not follow a field boundary and is set somewhat arbitrary. A more logical boundary would be to utilise existing features on the ground, particularly the existing track and tree belt which provide a clear western edge to the proposal. This is shown on the attached plan.

A&J Stephen are fully committed to the development of the site and this is reflected in the tree planting that has already been implemented on this western and indeed northern boundary. However the sites viability is compromised by the restricted nature of the current allocation.

The extended site presents an opportunity for a slightly enlarged site of 2.75ha and an increase in housing numbers from 20 to 50.

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

By helping to maintain local services.

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

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

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

N.A.

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

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

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

Although TAYplan supports the majority of housing being allocated to Principal Settlements, on occasion however non principal settlements can be locations to which some level of development should be directed. In accordance with SPP, TAYplan recognises that allowing some development in non principal settlements may balance the importance of sustaining rural communities with the need to protect the countryside. Alyth has a wider range of services than many settlements including a school and a reasonable bus service. In principle therefore this is not a location that should be considered unsuitable for further housing development and its ability to help meet the housing land requirement.

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

☒ Yes ☐ No

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

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

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

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

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

No known impacts.

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

None known.

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

No.

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

Site H61 directly abuts the western edge of New Alyth and is identified in the current Local Development Plan for residential development, the extension of the boundary to the west is compatible with this principle.

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

The proposed extension is compatible with the neighbouring proposal and promotes a more logical settlement boundary.

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

New Alyth lies to the south of Alyth and on the route of the 57 bus service with easy access to Blairgowrie and Kirriemuir.

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

Yes, south facing site, protected from prevailing westerly winds by the treed shelter belt directly to the west of 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.

All services available.

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

New Alyth lies to the south of Alyth and on the route of the 57 bus service with easy access to Blairgowrie and Kirriemuir. The bus stop and local facilities are within easy walking distance of the site.

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

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

Vehicular access will be taken from the A926 on the site's northern boundary.

SITE TECHNICAL CONSTRAINTS

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

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

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

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

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

The site is well contained visually by the tree belts to the north and west of the site.

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

Appropriate planning will maximise potential linkages to the green network.

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

Please give details.

☐ Yes ☒ No

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

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

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

No impact.

DELIVERABILITY IN THE PLAN PERIOD

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

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

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

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

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

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

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

No physical or technical constraints to development; marketable location; controlled by a single local developer with intent to progress subject to planning permission; no other competing housing allocations within New Alyth. It therefore makes sense to extend the site to an appropriate boundary which relates to the settlement both in proximity and natural form and not an arbitrary boundary which bears no relationship to the existing landscape.

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?

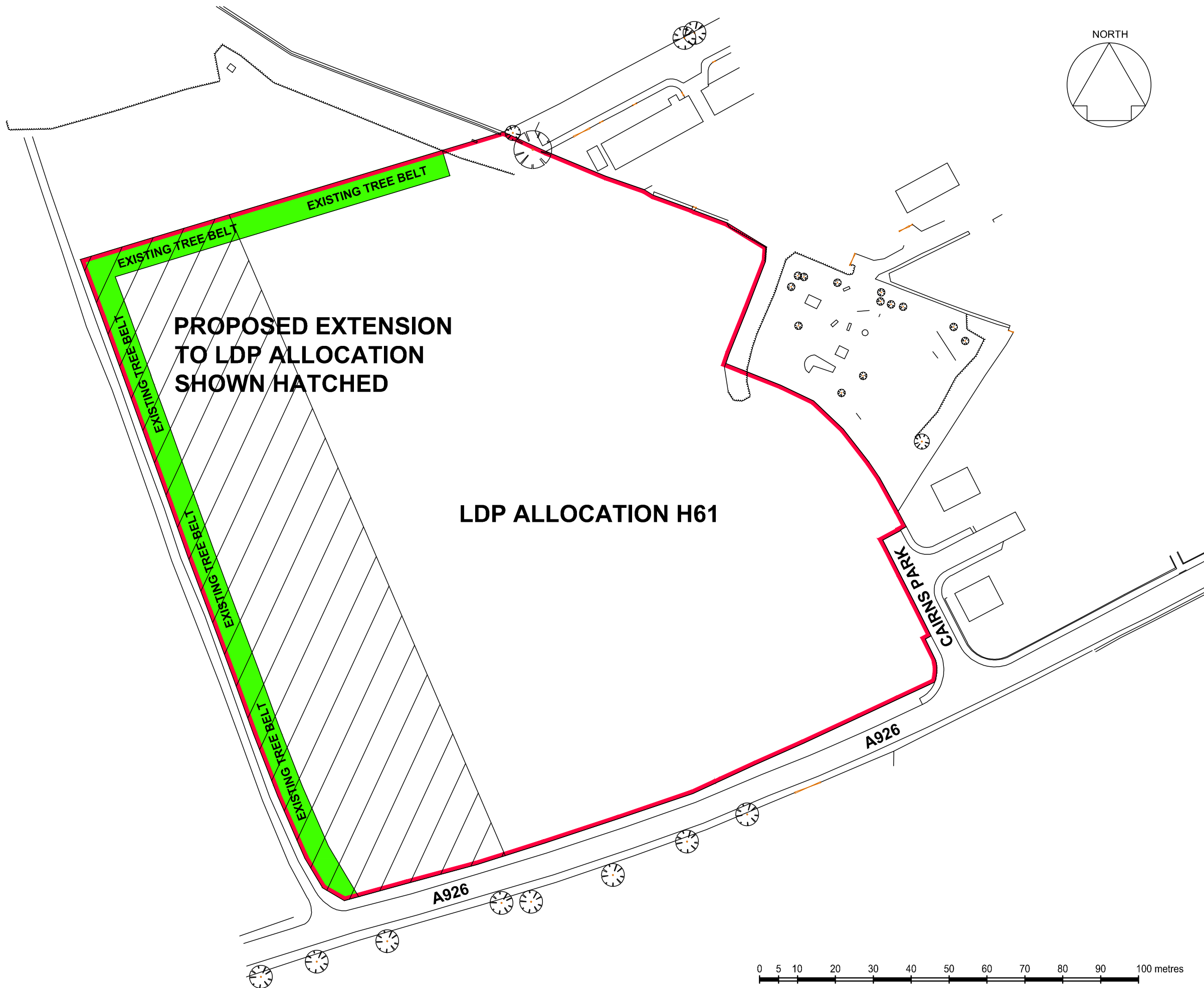
Further information

Completed Submission forms and location plans should be addressed to
developmentplan@pkc.gov.uk

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.



No	Date	Revision	By
<div> <div>S</div> <div> A & J Stephen Ltd Stephen House. Edinburgh Road. Perth PH2 8BS Telephone 01738 620721 </div> </div>			
Project	HOUSING DEVELOPMENT AT EAST CAIRNS FARM NEW ALYTH		
Title	LAND AT NEW ALYTH (EXTENSION TO LDP ALLOCATION H61)		
Drawn	M.MacD.	Date	19/03/2015
Scale	1:1000 at A3		
House Type	N/A		
Drg No	S8481_06		Rev -



Perth and Kinross Local Development Plan

Call for Sites

20 January - 31 March 2015

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

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

PART 1 APPLICANT AND SITE DETAILS

1. Your Details

Name	<input type="text" value="Rod McCrae"/>
Organisation/ Community Council	<input type="text" value="McCrae & 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="Alastair Carmichael"/>
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)

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

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

Farmland lying to the North East of
Ardler, Perthshire

7. Current and Proposed Land Use

Please describe the current designation and use of the site:

Farmland

What land use would you like the site considered for?

Housing.

The site is within the Strathmore area of the Tay Plan which is one of the areas identified for more houses.

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 housing development lies 2.4 miles away from Meigle primary school. This is obviously easy cycling distance. This will encourage children to cycle to school thus promoting sustainability and reducing pollution. It will encourage children to lead an independent healthy and active life.

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 2.8ha hectare area. The close proximity of the land to the school would support extra curriculum activities at the School (football club, brownies, scouts) etc.

Walkways and public access along proposed pathways shown on the attached annotation of the draft local plan 2011.

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.

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.

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.

Ardler is designated as a tier 3 settlement in the Tay Plan (2012) as it has the potential to make a major contribution to the regional economy.

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 included within the Strathmore area. It was included in the Main Issues report in the Perth & Kinross Council Local Development Plan 8 October 2010 and was then de zoned in favour of more development in Dundee and Perth (Bertha Park).

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.

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

No

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

The proposed development is a modest extension of the existing village but with tree planting buffers and screening. Additional access to walkways over Mains of Camno Farm, woodland strips and the disused railway are also available.

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

There is demand for housing in the area. The last modest extension of the village was sold out very quickly. More houses will help support the school and local pub.

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

The proposed site lies 150 to 300 metres from the school. This will reduce the need to travel by car and encourage travel by walking and cycling. It is 40 to 150 metres from the bus service. The local landscape is flat and suitable for cycling.

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

The site is quite flat and suitable for solar gain. The lands are low lying and reasonably well sheltered from the prevailing wind.

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.

The site lies near the quiet unclassified public network. The public road to the west of the site can be accessed with excellent visibility splays.

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 real capacity issues on the road network. The A classified Perth-Aberdeen road is nearby but far enough away so as not to be heard from Ardler.

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 proposal is to screen the proposed housing development from nearby housing and the public road so as to reduce the landscape impact.

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

There are numerous woodland walks in the Mains of Camno shelter belts as well as walks along the disused railway line.

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 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.

Not applicable at present but it is likely that an option to develop the site could be easily secured.

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 deliverable. It is attractive and marketable. The developer would install necessary infrastructure and develop it along with requisite. 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

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="C. Newton"/>
Organisation/ Community Council	<input type="text" value="Bell Ingram"/>
Building No./Name	<input type="text" value="Durn"/>
Address	<input type="text" value="Isla Road"/>
Town/City	<input type="text" value="Perth"/>
Postcode	<input type="text" value="PH2 0JL"/>
Telephone	<input type="text" value="01738 621 121"/>
Mobile	<input type="text"/>
Email	<input type="text" value="catherine.newton@bellingham.co.uk"/>

2. Lead Developers Details (if any)

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

3. Primary Landowner's Details (if known)

Name	<input type="text" value="Alistair Buttar and Hazel White"/>	Postcode	<input type="text"/>
organisation	<input type="text" value="c/o Bell Ingram"/>	Telephone	<input type="text"/>
Building No./Name	<input type="text"/>	Mobile	<input type="text"/>
Address	<input type="text"/>	Email	<input type="text"/>
Town/City	<input type="text"/>		

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

4. Who is the main contact for this submission?

☐ You ☐ Developer ☐ Land Owner

☒ Other

5. Site Area

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

Hectares (ha)

4.6

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 Mornity Farm
Steading, Banff Road (B592), Alyth.

7. Current and Proposed Land Use

Please describe the current designation and use of the site:

Agricultural land which is part of Mornity Farm. The proposed site is shown shaded in red on the attached plan and the wider ownership of Mornity Farm shown outlined in blue for information

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 site would allow the village to expand providing opportunities for economic growth which would benefit current and future generations.

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

The site is close to the town centre and would help support existing community facilities and service, including a health centre and primary school.

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

N/A

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

N/A

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

N/A

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

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

The site is located with the Strathmore and the Glens Housing market area where the Council is currently looking for potential new housing sites. It is located within the settlement boundary and close to the town centre, and therefore easily accessible to existing facilities and services.

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

☒ Yes ☐ No

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

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

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

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

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

No.

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

None.

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

No.

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

The site is surrounded by residential development to the north, south and west and would therefore be a logical extension to the existing settlement.

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

See above.

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

The site is located within the existing settlement and would therefore promote the use of existing public transport.

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

The layout of any development could be design to make best use of solar gain and protect from the prevailing winds.

INFRASTRUCTURE CAPACITY

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

☒ Water

☒ Sewerage

☒ Electricity

☒ Gas

☒ Telecommunications/Digital

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

No.

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

The site is close to the A926 Blairgowrie to Kirriemuir/Fofar road and is accessible to the wider trunk road network.

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

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

Not known.

SITE TECHNICAL CONSTRAINTS

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

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

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

The northern part of the site is shown to be a low risk on flood on the SEPA flood map. A flood risk assessment would therefore be required in support of any future planning application. A housing allocation in the LDP would however provide the landowner with certainty to plan for the future and ensure that the site was available for release.

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

The site is surrounded on three sides by development and would have not adverse impact on the landscape character of the area.

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

The proposed development could contribute to the green network as appropriate.

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.

Alyth Burn to the north is part of the River Tay SAC.

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

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

Not known at this stage.

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 farmland is currently let on a tenancy. A housing allocation in the LDP would allow for the owners to plan ahead and the land to be leased on a short term basis to allow the proposed site to become effective in terms of future housing proposals.

The proposed site is shown shaded in red on the attached plan and the wider ownership of Mornity Farm shown outlined in blue. Another site on Mornity Farm, to the South of the Health Centre on New Alyth Road, has also been put forward in a separate submission to the Call for Sites. Further land as Mornity Farm could be released for development beyond 2028 if required to meet housing in need.

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?

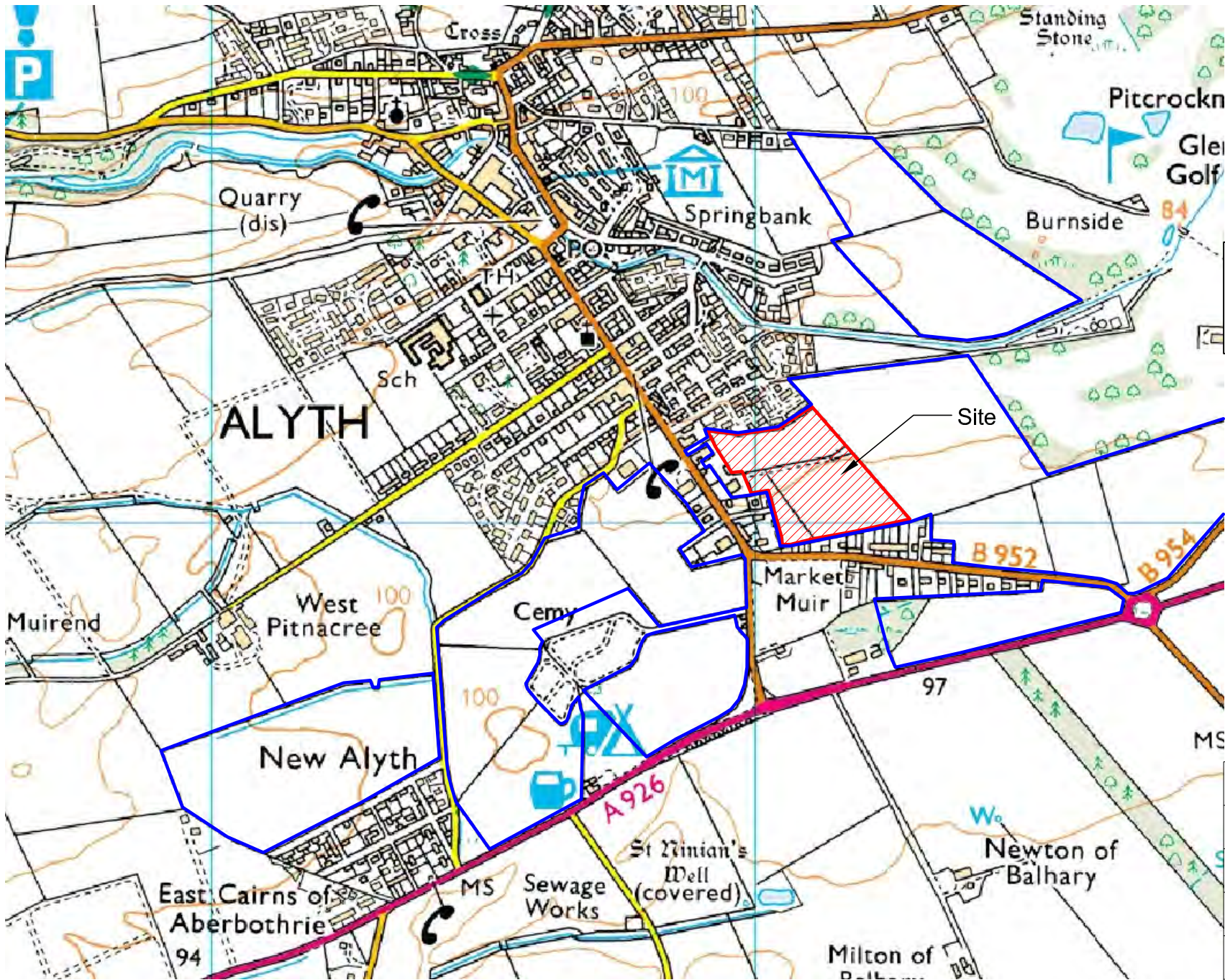
Further information

Completed Submission forms and location plans should be addressed to
developmentplan@pkc.gov.uk

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 Plan @ 1:10,000




~~-Do not scale from this drawing-~~
All dimensions to be checked on site
© Copyright of Bell Ingram Design Ltd
Chartered Architects and Building Surveyors
www.bellingram.co.uk



Legend	
	Proposed Site
	Land Ownership boundary

Revision	Date
A Land ownership boundary added	30.03.15



Client Alistair Buttar			
Project Call for Sites			
Title Land East of Mornity Farm Steading			
Branch Perth		Telephone 01738 621 121	
Drawn KJL	Date 30/03/15	Drg Size	Checked KJL
Job No. B5643-01	Scale 1:10000	Building Standards Approved Certifier	
Drg No. L(EX)002	Rev 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="C. Newton"/>
Organisation/ Community Council	<input type="text" value="Bell Ingram"/>
Building No./Name	<input type="text" value="Durn"/>
Address	<input type="text" value="Isla Road"/>
Town/City	<input type="text" value="Perth"/>
Postcode	<input type="text" value="PH2 0JL"/>
Telephone	<input type="text" value="01738 621 121"/>
Mobile	<input type="text"/>
Email	<input type="text" value="catherine.newton@bellingram.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="Alistair Buttar and Hazel White"/>	Postcode	<input type="text"/>
organisation	<input type="text" value="c/o Bell Ingram"/>	Telephone	<input type="text"/>
Building No./Name	<input type="text"/>	Mobile	<input type="text"/>
Address	<input type="text"/>	Email	<input type="text"/>
Town/City	<input type="text"/>		

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

4. Who is the main contact for this submission?

☒ You ☐ Developer ☐ Land Owner

☐ Other

5. Site Area

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

Hectares (ha)

6.9

Square Metres (sq m)

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

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

Land to south the Health Centre, New
Alyth Road, Alyth.

7. Current and Proposed Land Use

Please describe the current designation and use of the site:

Agricultural land which is part of Mornity Farm. The proposed site is shown shaded in red on the attached plan and the wider ownership of Mornity Farm shown outlined in blue for information.

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 site would allow the village to expand providing opportunities for economic growth which would benefit current and future generations.

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

The site is close to the town centre and would help support existing community facilities and service, including a health centre and primary school.

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

N/A

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

N/A

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

N/A

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

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

The site is located with the Strathmore and the Glens Housing market area where the Council is currently looking for potential new housing sites. The site is close to the town centre, and therefore easily accessible to existing facilities and services.

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

☒ Yes ☐ No

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

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

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

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

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

No.

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

None.

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

No.

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

The site is adjacent to residential development to the north and east and would therefore be a logical extension to the existing settlement.

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

See above.

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

The site is located within the existing settlement and would therefore promote the use of existing public transport.

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

The layout of any development could be design to make best use of solar gain and protect from the prevailing winds.

INFRASTRUCTURE CAPACITY

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

☒ Water

☒ Sewerage

☒ Electricity

☒ Gas

☒ Telecommunications/Digital

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

No.

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

The site is close to the A926 Blairgowrie to Kirriemuir/Fofar road and is accessible to the wider trunk road network.

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

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

Not known.

SITE TECHNICAL CONSTRAINTS

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

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

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

There are no known constraints to development of the site for housing.

SAFEGUARD GREEN INFRASTRUCTURE

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

The site is adjacent to the existing settlement boundary between Alyth and New Alyth. Development in this location would be seen against the backdrop of existing houses and would have not adverse impact on the landscape character of the area.

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

The proposed development could contribute to the green network as appropriate.

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.

Alyth Burn to the north east is part of the River Tay SAC.

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

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

Not known at this stage.

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 farmland is currently let on a tenancy agreement. A housing allocation in the LDP would allow for the owners to plan ahead and the land to be leased on a short term basis to allow the proposed site to become effective in terms of future housing proposals.

The proposed site is shown shaded in red on the attached plan and the wider ownership of Mornity Farm shown outlined in blue. Another site on Mornity Farm, to the east of Mornity Farm Steading, has also been put forwarded in a separate submission to the Call for Sites. Further land at Mornity Farm could be released for development beyond 2028 if required to meet housing need.

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?

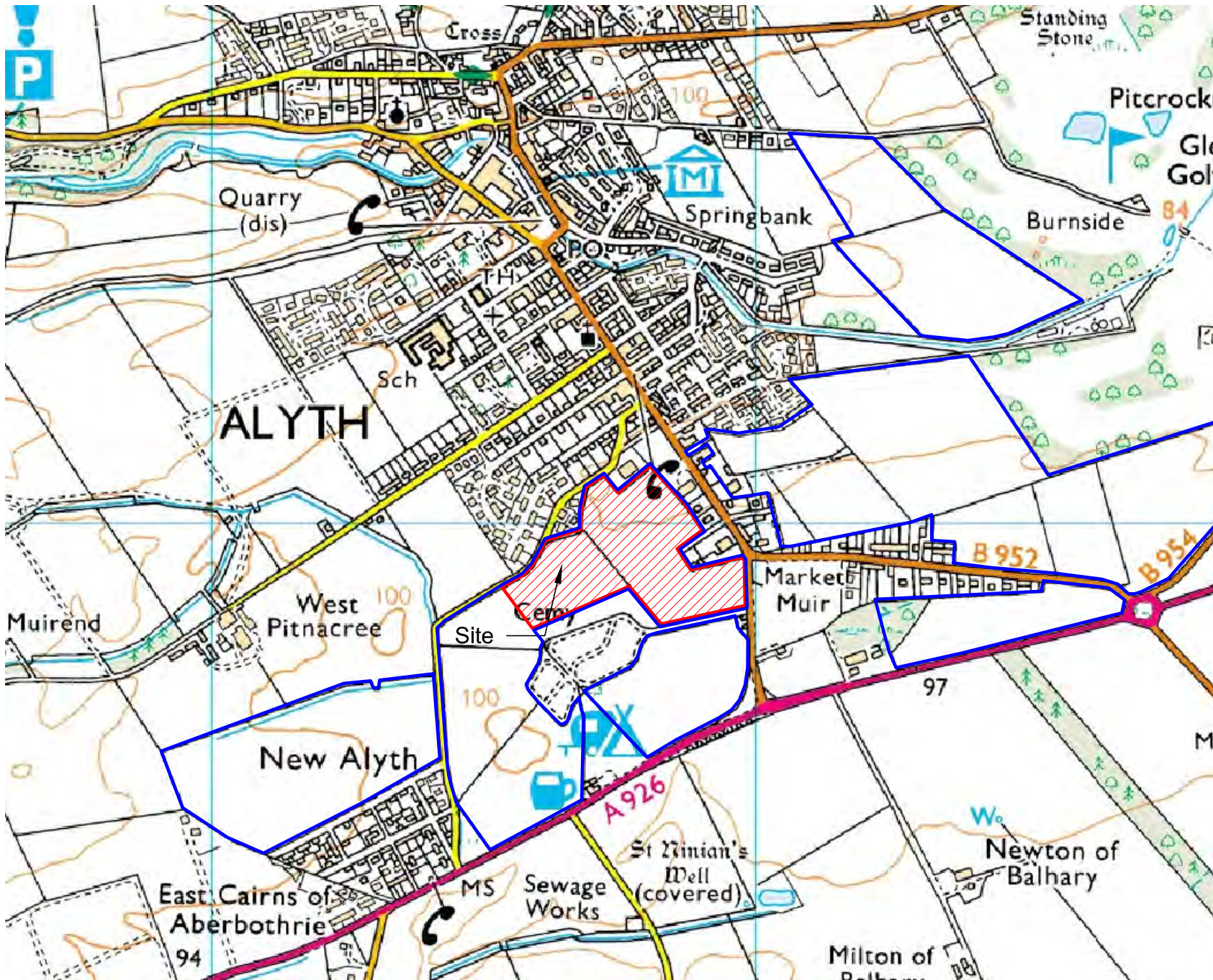
Further information

Completed Submission forms and location plans should be addressed to
developmentplan@pkc.gov.uk

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 Plan @ 1:10,000



-Do not scale from this drawing-
 All dimensions to be checked on site
 © Copyright of Bell Ingram Design Ltd
 Chartered Architects and Building Surveyors
 www.bellingram.co.uk



Legend	
	Proposed Site
	Land Ownership boundary

Revision		Date
A	Land ownership boundary added	30.03.15



Client Alistair Buttar			
Project Call for Sites			
Title Land South of Health Centre			
Branch Perth		Telephone 01738 621 121	
Drawn KJL	Date 30/03/15	Drg Size A4	Checked KJL
Job No. B5643-01	Scale 1:10000	Building Standards Approved Certifier 	
Drg No. L(EX)001	Rev A		




3 May 2015

The Planning Officer
Perth and Kinross Council
Pullar House
35 Kinnoull House
Perth
PH1 5GD

Dear Sir/Madam

Local Development Plan 2

I emailed you on 27 April advising that the current LDP designates my entire garden as open space. On further examination of the LDP, (map on page 283) I notice that there are at least 10 properties to the east of Oakdene on or off Golf Course Road, that have not had their gardens designated as open space. Even Newton Castle has a large area around the castle shown in white on the map ie not open space.

I formally request that the open space designation for my entire garden and site, outlined in red on the attached map, be removed in LDP 2 allowing me to again apply for planning permission to build one house for my own use. If you wish to visit the site, I will be very happy to oblige. My contact number is .

Yours sincerely,



M A Brass (Mrs)

S



Site Plan 1:1250