



# Perth and Kinross Local Development Plan

## Call for Sites

20 January - 31 March 2015

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

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

### PART 1 APPLICANT AND SITE DETAILS

#### 1. Your Details

Name	<input type="text" value="James Lochhead"/>
Organisation/ Community Council	<input type="text" value="Lochhead Consultancy"/>
Building No./Name	<input type="text" value="Millhole Farm"/>
Address	<input type="text" value="Murthly"/>
Town/City	<input type="text" value="Perth"/>
Postcode	<input type="text" value="PH1 4LG"/>
Telephone	<input type="text" value="01738 710053"/>
Mobile	<input type="text" value="0788 036 1877"/>
Email	<input type="text" value="james@lochheadconsultancy.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="Guthrie Fenton"/>	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)

2.8

Square Metres (sq m)

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

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

Land off Dunkeld Road, Bankfoot (see plan). The site is edged in red and the adjoining land in the same ownership is edged in blue. The chosen site boundary reflects the topography of the land.

**7. Current and Proposed Land Use**

Please describe the current designation and use of the site:

The western portion of the site is within the village envelope of Bankfoot and benefits from planning permission in principle for residential development (reference: 12/01868/IPL). The remainder of the site is primarily in agricultural use although the eastern boundary of the site is enclosed by a band of trees planted some 20 years ago by the landowner.

What land use would you like the site considered for?

Residential.

## PART 2 ADDRESSING THE SELECTION CRITERIA

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### ENHANCING PLACE

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

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

Please explain how?

The proposal is for a small scale extension of Bankfoot for some 30 houses which will help sustain and enhance the current services and facilities in the village. Examining Bankfoot as a whole, there is very limited opportunities for growth due to either flood risk or landscape character. The proposed site is the only logical area which can accommodate a limited expansion of the village in keeping with the form and character of the settlement. The proposal would enhance the range and choice of housing sites in the housing market area and would not prejudice the delivery of strategic housing allocations at Bertha Park, Oudenarde or Almond Valley.

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

The proposal is a limited expansion of Bankfoot which help to sustain existing services and facilities. There has been very little new housing in the village of any note for many years. As a result, there is a lack of support for existing facilities and over the past 20 years a number of facilities have been lost to the village. The proposal, although limited in scale will be a welcome boost to existing services.

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

As stated above, the proposal will assist in maintaining the existing shop and other facilities.

**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 limited nature of the proposal will provide greater range and choice within the housing market area and be in accordance with Policy 1 of TAYplan which recognises the need to support rural settlements. This proposal is primarily about sustaining existing facilities in the village rather than driven by a land supply issue. The village desperately requires new development to halt the loss of any more 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?**

N/A

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

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

No

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

As stated above the western portion of the site benefits from planning permission in principle for residential development (ref: 12/01868/IPL).

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

No

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

Residential properties are present on the southern boundary of the site and partly on the north western boundary. The site benefits from ready access onto the Dunkeld Road.

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

The site reflects the original form and character of Bankfoot by locating development at the 'foot of the bank'. Previous post war development was located to the south of the village within the flood plain. Unlike the current proposal this did not reflect the form and character of the village. The proposed site is the only logical extension of the village which would reflect the original form and character of Bankfoot.

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

The proposal is located on an existing bus route and will be only 10 minutes from the new school planned at Bertha Park.

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

Yes.

**INFRASTRUCTURE CAPACITY**

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

☒ Water

☒ Sewerage

☒ Electricity

☐ Gas

☒ Telecommunications/Digital

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

Yes, in relation to the existing planning consent (Ref: 12/01868/IPL).

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

The site fronts Dunkeld Road in Bankfoot. The nearest train stations are at Perth and Dunkeld.

**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.

Bankfoot recently benefited from a new junction arrangement onto the A9 constructed by the Trunk Roads Authority.

#### 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.

To the best of my knowledge there are no constraints affecting the site.

SAFEGUARD GREEN INFRASTRUCTURE

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

The proposal is not affected by any landscape designation and forward planting of trees has already taken place along the eastern boundary of the site. Development of the site would be in keeping with the original form and character of the village.

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

Connections can be made to the adjoining core path network located to the north west of 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.

**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 is in the ownership of a willing seller and there are no reasons why the site cannot be considered effective using all the acknowledged criteria for defining effectiveness. Once allocated it is my clients intention to market the site.

## PART 3 DECLARATIONS

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### Action Programme

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

### Further Information

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

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

**Signature**

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

**Signature:**

**Name:**

**Date:**

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

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

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

Further information

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

Or alternatively by post to:

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

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



ORDNANCE SURVEY  
NATIONAL GRID REFERENCE

Scale

1/2500

Survey Scale

1/2500

NO0635 NO0636

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DUNKELD ROAD  
BANKFOOT



# James R Brown

## Building Design

MCIOB

5 St Mary`s Drive,  
Kinnoull,  
Perth,  
PH2 7BY

Tel / Fax .....

01738 635641

Mobile .....

07796 794850

Email ... jrbrown66@talktalkbusiness.net

5th February 2015

Local Development Plan Team,  
Planning Dept.,  
Pullar House,  
Kinnoull Street,  
Perth

RECEIVED  
09 FEB 2015

Attention of Brenda Murray (Team Leader)

Dear Ms Murray,

**Consultation - Perth & Kinross Local Development Plan 2018-23**  
**Housing Land at Whitelea Road, Burrelton, Perthshire ( Site Number 238 )**  
**for Mr Gavin Morris**

With reference to your recent email, I have now been instructed by my client, Mr Gavin Morris, [REDACTED] to write to you to request that Mr Morris`s land be zoned for housing and included within Burrelton boundary. ( See attached site location plan )

My client believes this site is ideally suited for residential development for the following reasons:-

1. This small area of ground is not part of a larger farm unit, and is too small to be economically viable for agricultural use. It was originally separated off eleven years ago because modern agricultural machinery such as combine harvesters and potato harvesters could no operate in it, as it was too narrow, too steep and too wet.
2. It adjoins an existing residential area and would "round off" and form a natural boundary around the South West side of Burrelton.
3. It was previously included within the Burrelton boundary in the 2004 Draft Local Plan, although this Plan was not adopted.
4. It was also included in the draft 2014 Local Development Plan until it was deleted by the Scottish Government Reporter at the final stage.
5. It would appear that very little land around Burrelton is to be zoned for residential use, but my client feels that there is strong demand in the village for new houses.
6. All utility services are readily available in Whitelea Road.



7. It is on a straight section of road, with no traffic issues, giving good vehicular access & visibility splays etc. and easy access on to the main Perth, Aberdeen & Dundee trunk roads.

My client feels that this site meets all the criteria and the aims of sustainability of the Local Plan and we hope that you will be able to include it for residential development.

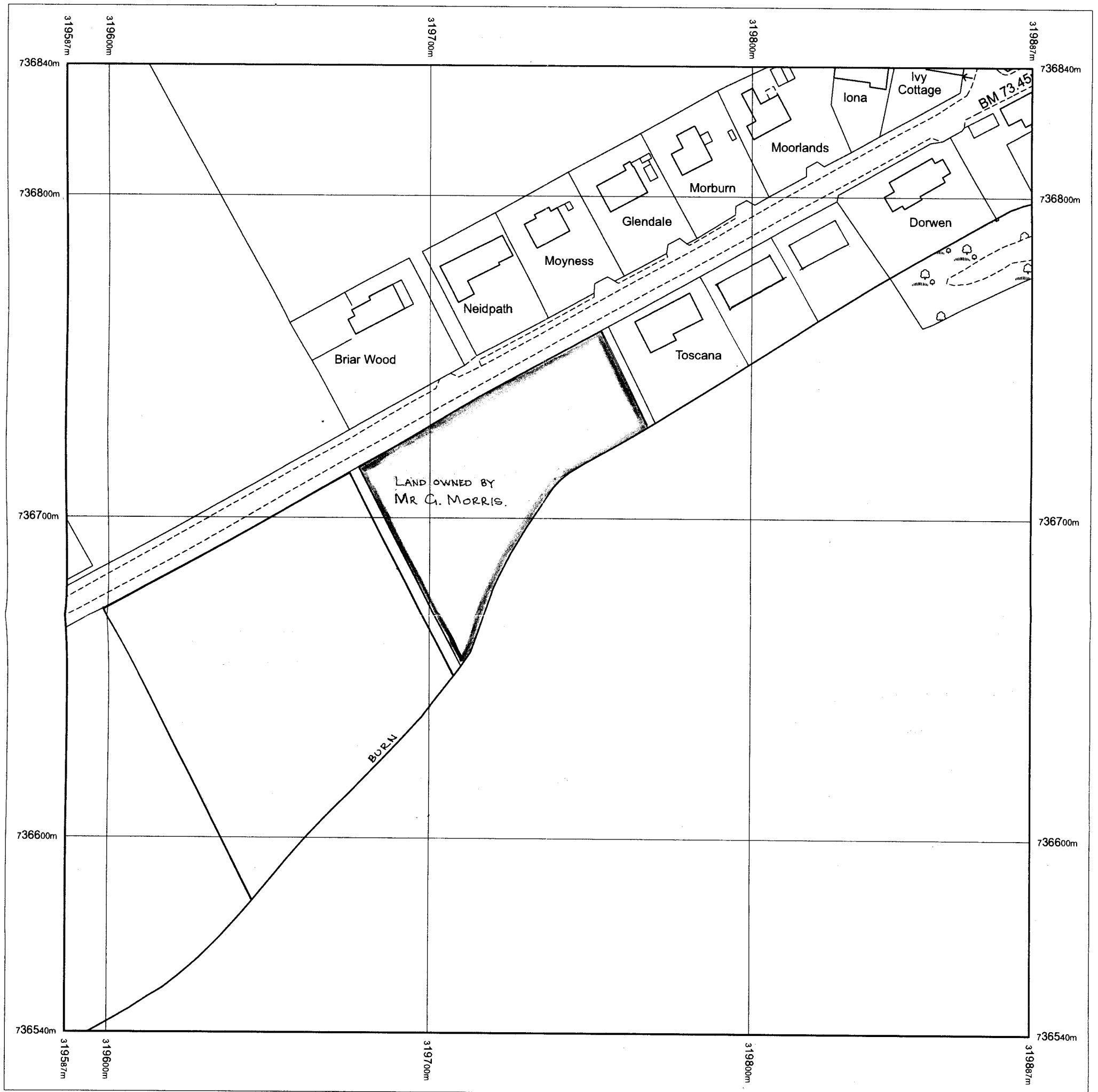
I and my client would also like to state that we feel that it completely wrong and undemocratic to allow one individual, who is based in Edinburgh to have the final say in what happens to tiny pieces of land in a small village in Perthshire - **after** it has been proposed by local planning officials and voted on and agreed by **elected** Councillors.

We hope that all the Scottish councils will stand up the Scottish Government this time round and refuse to work with this ridiculous system.

Yours sincerely



Jim Brown.



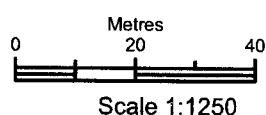
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The representation of features as lines is no evidence of a property boundary.



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# Perth and Kinross Local Development Plan

## Call for Sites

20 January - 31 March 2015

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

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

### PART 1 APPLICANT AND SITE DETAILS

#### 1. Your Details

Name	MICHAEL& ISOBEL BAXTER
Organisation/ Community Council	N/A
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	MICHAEL & ISOBEL BAXTER	Postcode	
organisation	OWNER & RESIDENT	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.

The site is marked in red on the attached document. It is owned by us and partly borders our other land marked in green, which is in the Local Development Plan already.

**7. Current and Proposed Land Use**

Please describe the current designation and use of the site:

The current use of the site is as an extension to our garden/land. It comprises to the North, a former commercial yard used by the previous owner, Mr Christie for storage and parking for his removal business large vehicles. There is a storage outbuilding on the site in which we keep our ride on Tractor and other gardening tools etc. The thinner line running approximately North to South, is part of the now disused Pitfour Brick Railway Line and is grassed with drainage running underneath it and is used as an alternative access to our garden. It leads to our 1.5 acre land, (marked in green) that is already in the Local Development Plan.

What land use would you like the site considered for?

Housing and/or road access to additional Housing. The North yard end has access directly on to the St. Madoes to Errol Road and has a lowered kerb that was in place when we bought the land several years ago. The proposal is that it might be used for potential housing development and that the old railway line might be used for future access to our 1.5 acre land for additional housing and possibly as access to the adjacent area owned by Errol Park Estate, who have also already identified it as an area for potential housing development within the Local Development Plan .

## PART 2 ADDRESSING THE SELECTION CRITERIA

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### ENHANCING PLACE

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

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

Please explain how?

By providing a potential alternative and safer access point to permit possible future residential housing in the area. To provide additional brown field land for additional housing.

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

It could facilitate safer access to and expansion of, housing in the area.

**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.**

It will not, as both areas are "brown" field and have not been used for commercial purposes for many years.

**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 area proposed for inclusion, borders an existing area within the Local Development Plan and specifically a Housing proposal previously submitted by Errol Park Estate, confusingly also called Willow View.

**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 provides the potential for additional housing within the Carse of Gowrie area, but on a brown field site and not on arable existing farm land. Please note that this is simply the addition of more land that we own which borders the existing land that we own and was successfully incorporated into the original Local Development Plan. Adding this piece of land which we purchased after our original submission gives a safer access route for any future housing development on the land

**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 proposal will not affect any cultural heritage assets. It is simply an old hard packed yard and a disused (for well over 100 years) railway line for the Pitfour Brick works which closed over 100 years ago.

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

There has been no previous development of the site other than the siting of an outhouse used for Furniture storage and surrounding off road furniture van parking in the 1960s through to the 1990s. Prior to that and over 100 years ago the area was a part of a private railway line and works, which in its entirety would have gone between Glencarse railway station and the Errol Brick works on the river Tay, but no longer exists in any part.

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

No. The existng arced roofed outbuilding is in a poor condition and is currently used to store a ride on tractor only. It is only approx 7m x 4m in size.

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

The neighbourhood comprises a small number of private residences in Cottown and on the Errol Road. The adjacent fields are owned by Errol Park Estate who have put in a submission to develop this land for housing in the future and it is included in the Plan. Any housing development would need to be in keeping with the mix of existing single and 1.5 storey houses.

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

Any further housing development on the proposed site and adjacent gardens currently owned by us would only facilitate a small expansion in housing with little if any impact in terms of vehicle useage or visual impact.

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

The site has direct access on to the existing B road between St. Madoes and Errol and there is a bus stop within a few metres of the entrance to the yard, so there would be no detrimental impact on the use of sustainable transport.

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

The yard and site run North to South so any housing could be placed south facing for maximum 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.**

Only informally at present, but electricity poles run the full length within the old railway line serving houses to the North and South of our line, which could be readily utilised as are existing telephone poles within a few metres of the site going down parallel with the old railway line on the Cottown road.

Mains water is present at the entrance to the yard at the north most end of the site and there are existing field drains running the length of the old railway line. There is no sewerage facility at present. Residents in Cottown all use individual or shared septic tanks.

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

The site entrance is on the B road between St. Madoes and Errol at the entrance to Hawkstane and would have its own road as access (the old railway line).

**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 existing Cottown road would not be used to access any housing development within the land that we own, so there would be no adverse effect on this road.

#### 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 have never been any constraints on this site.

SAFEGUARD GREEN INFRASTRUCTURE

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

Any additional building within our owned land would be small in numbers and expected to be in keeping with the majority of houses in the area which are 1.5 storey or single storey detached or semi detached.

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

Any future development would require the housing to make maximum use of sustainable products and new heating technology in keeping with 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).

Has direct access to an existing road. Is within a few metres of existing local transport/bus routes. Has existing electricity and communications networks running through the site. Is a brown field site. Is within 5 minutes walking distance of St. Madoes primary school and St. Madoes itself. Is close to but separate from Cottown and would use a separate new access road.

## PART 3 DECLARATIONS

### Action Programme

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

### Further Information

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

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

**Signature**

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Further information

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Or alternatively by post to:

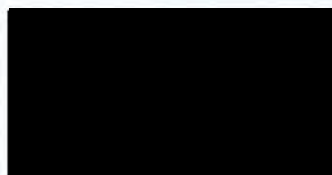
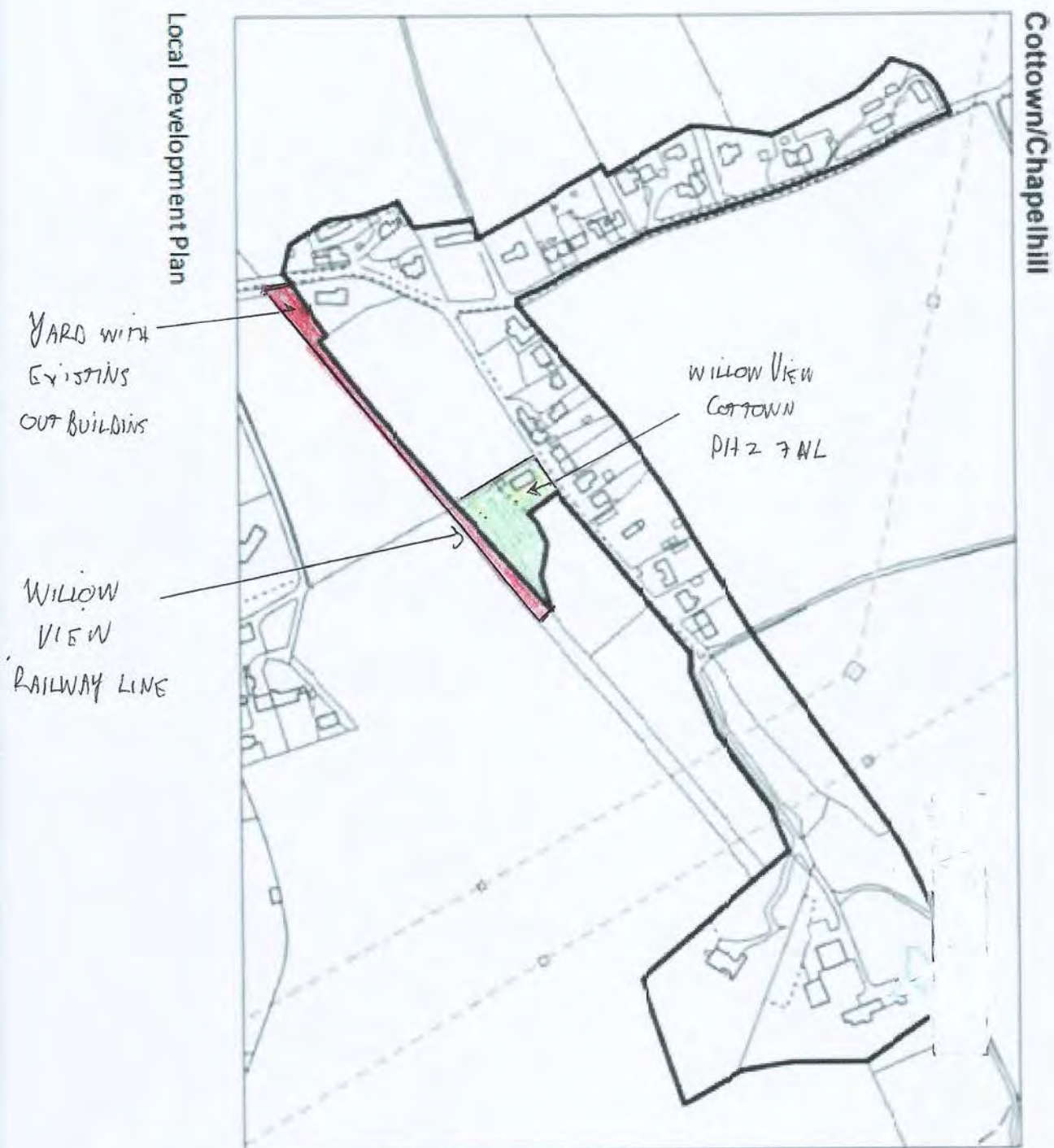
Local Development Plan Team  
Perth and Kinross Council  
Pullar House  
35 Kinnoull Street  
Perth  
PH1 5GD

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.

5/3/15

**Request for inclusion of owner's additional land - yard and "old" railway line at Willow View, Cottown**

- Area in green – existing land owned by Mr and Mrs M Baxter, Willow View Cottown.
- Area in red – requested additional land to be included – owned by Mr and Mrs M Baxter



5/3/15



5/3/15



# Perth and Kinross Local Development Plan

## Call for Sites

20 January - 31 March 2015

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

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

### PART 1 APPLICANT AND SITE DETAILS

#### 1. Your Details

Name	<input type="text" value="James Lochhead"/>
Organisation/ Community Council	<input type="text" value="Lochhead Consultancy"/>
Building No./Name	<input type="text" value="Millhole Farm"/>
Address	<input type="text" value="Murthly"/>
Town/City	<input type="text" value="Perth"/>
Postcode	<input type="text" value="PH1 4IG"/>
Telephone	<input type="text" value="01738 710053"/>
Mobile	<input type="text" value="0788 036 1877"/>
Email	<input type="text" value="james@lochheadconsultancy.co.uk"/>

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

Name	<input type="text" value="Muir Homes Ltd"/>
Organisation	<input type="text"/>
Building No./Name	<input type="text" value="Muir House"/>
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Town/ City	<input type="text" value="Inverkeithing"/>
Postcode	<input type="text" value="KY11 1HY"/>
Telephone	<input type="text" value="01383 416196"/>
Mobile	<input type="text"/>
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#### 3. Primary Landowner's Details (if known)

Name	<input type="text" value="Mr G Taylor"/>	Postcode	<input type="text"/>
organisation	<input type="text" value="c/o Muir Homes"/>	Telephone	<input type="text"/>
Building No./Name	<input type="text"/>	Mobile	<input type="text"/>
Address	<input type="text"/>	Email	<input type="text"/>
Town/City	<input type="text"/>		

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

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

- ☐ You      ☐ Developer      ☐ Land Owner  
☐ Other

**5. Site Area**

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

Hectares (ha)

Square Metres (sq m)

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

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

Land to the east of Inchtute (see attached location plan). Option 1.

**7. Current and Proposed Land Use**

Please describe the current designation and use of the site:

Partly designated as open space but all completely in agricultural use.

What land use would you like the site considered for?

Residential.

## PART 2 ADDRESSING THE SELECTION CRITERIA

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### ENHANCING PLACE

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

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

Please explain how?

The proposal is for a limited expansion of Inchture in an easterly direction which will consolidate the village and assist in protecting and enhancing existing services and facilities within the settlement. Muir Homes have successfully developed the majority of the existing allocated housing site and the proposed extension of this allocation is a logical addition to the village. Taking account of landscape character and the ability to successfully accommodate the required drainage system an eastern expansion of Inchture is the only viable option. During consideration of this option through the previous Examination the Council stated that while TAYplan limited development opportunities within the Carse of Gowrie "it will be possible for a future LDP to determine whether this is a suitable area for settlement expansion depending on capacity at the time." Clearly the Council found no difficulty with the principle of extending the village in an easterly direction. This was also reflected in the neutral comments by the Reporter regarding the suitability of this land for housing in simple planning terms.

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

The previous allocation resulted in a significant financial contribution to upgrading the Primary School as well multi-utility play areas including a football pitch. The proposal will offer the ability to enhance and possibly create new additional facilities.

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

Yes, during the construction of the houses.



**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.

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

☐ Yes      ☐ No

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

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

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

**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 adjoins the settlement boundary and is adjacent to houses constructed by Muir Homes. Further to the east is a strong tree belt which separates the site from Moncur Farm.

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

As discussed above, the Council have previously expressed the opinion that the land could be suitable for housing subject to strategic guidance allowing for growth. An existing landscape framework is already in place which could be further enhanced.

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

Inchtute is well served by public transport and the site is within easy walking distance of the primary school, facilities and services.

**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.**

To the best of our knowledge all services are available to serve the site.

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

The site can be accessed from either (or both) the existing adopted Moncur Farm Road and Orchard Way (located within the recently completed Muir Homes development).

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

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

None.

#### SITE TECHNICAL CONSTRAINTS

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

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

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

There are no constraints to the successful development of the site.

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

As stated above, the landscape can easily absorb the proposed development.

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

The development would connect into existing paths and open spaces.

**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?**

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None.

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- |                                                                           |                                                                   |
|---------------------------------------------------------------------------|-------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Owned/controlled by single developer. | <input type="checkbox"/> Owned/controlled by multiple developers. |
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Where there are additional developers or landowners involved please provide details.

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- ☐ Within 5 years of adoption of the Local Development Plan (up to 2023)
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**35. Provide details to demonstrate that the site can be considered effective in terms of any housing proposals.**

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

The site is under the control of Muir Homes who have a successful track record in delivering quality homes in this location.

## PART 3 DECLARATIONS

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### Action Programme

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

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

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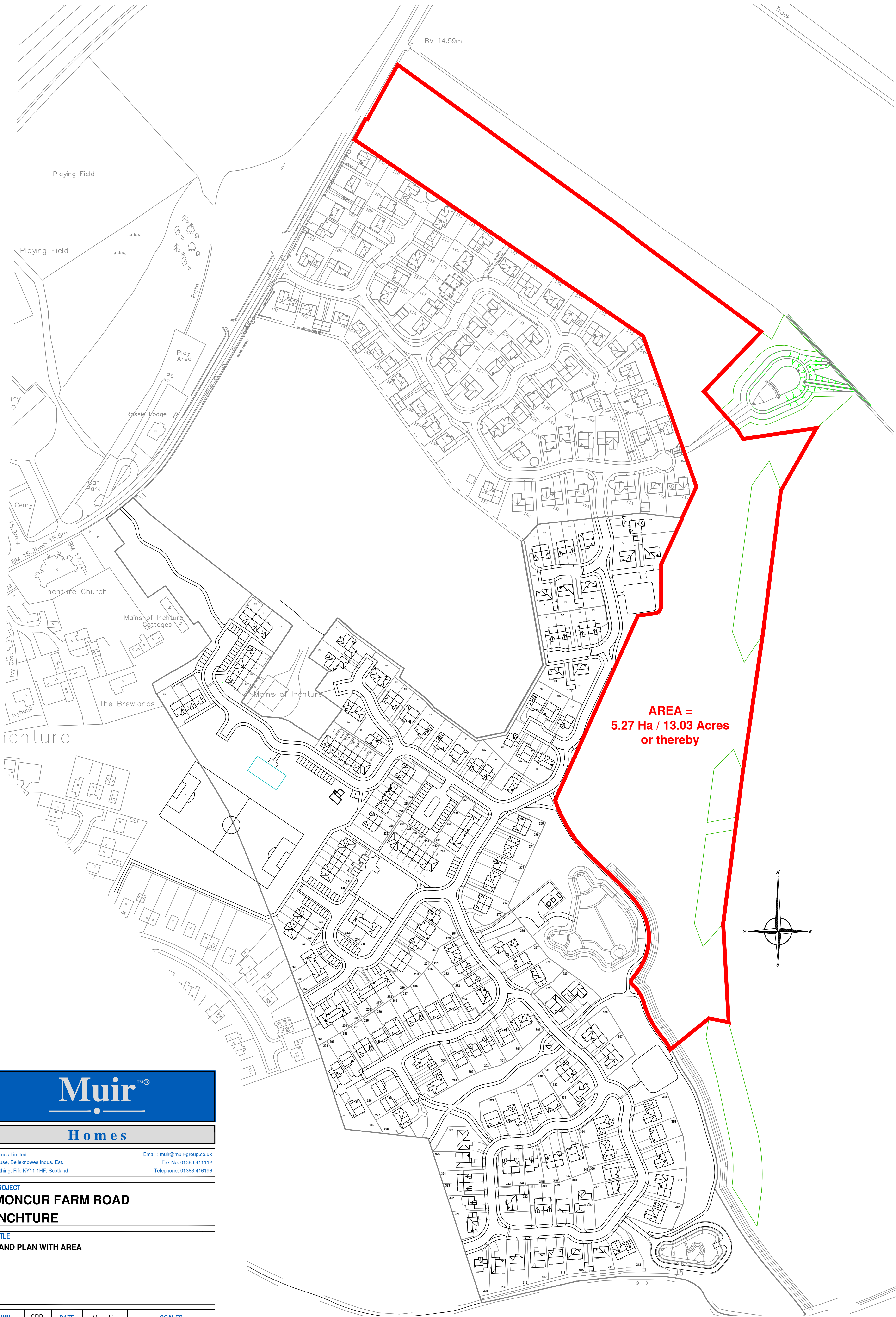
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Muir<sup>TM</sup>

Homes

Muir Homes Limited  
Muir House, Belleknowes Indus. Est.,  
Inverkeithing, Fife KY11 1HF, Scotland

Email : [muir@muir-group.co.uk](mailto:muir@muir-group.co.uk)  
Fax No. 01383 411112  
Telephone: 01383 416196

PROJECT

MONCUR FARM ROAD  
INCHTURE

TITLE

LAND PLAN WITH AREA

DRAWN	GBR	DATE	Mar 15	SCALES	
VERIFIED	GBR	DATE	06.03.15	A1 1:1250	A2
VALIDATED		DATE		A3	A4

DRAWING NO. 1005-LP 02

REVISION





# Perth and Kinross Local Development Plan

## Call for Sites

20 January - 31 March 2015

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

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

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**INFRASTRUCTURE CAPACITY**

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

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None.

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None.



## DELIVERABILITY IN THE PLAN PERIOD

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

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

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- ☐ Within 5 years of adoption of the Local Development Plan (up to 2023)
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**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).

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## PART 3 DECLARATIONS

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### Action Programme

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

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Further information

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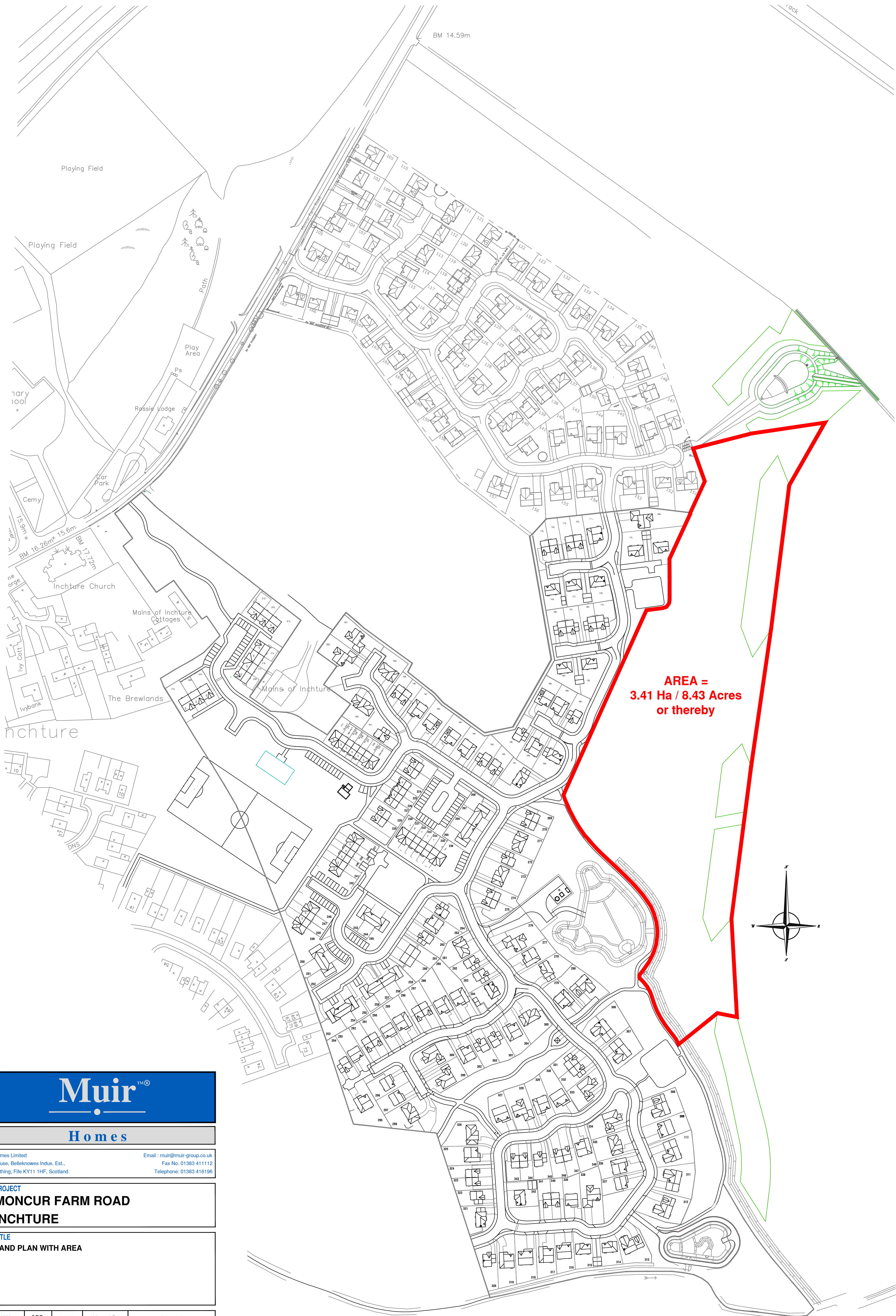
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Muir<sup>TM</sup>

Homes

Muir Homes Limited

Muir House, Belleknowes Indus. Est.,  
Inverkeithing, Fife KY11 1HF, Scotland

Email : muir@muir-group.co.uk

Fax No. 01383 411112

Telephone: 01383 416195

PROJECT

MONCUR FARM ROAD  
INCHTURE

TITLE

LAND PLAN WITH AREA

DRAWN	GBR	DATE	Mar 15	SCALES	
VERIFIED	GBR	DATE	12.03.15	A1	1:1250
VALIDATED		DATE		A3	A4

DRAWING NO. 1005-LP 04

REVISION





# 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="Andrew McCafferty"/>
Organisation/ Community Council	<input type="text" value="Andrew McCafferty Associates"/>
Building No./Name	<input type="text" value="Burn House"/>
Address	<input type="text" value="Collessie"/>
Town/City	<input type="text" value="Cupar"/>
Postcode	<input type="text" value="KY15 7RQ"/>
Telephone	<input type="text" value="01337 810440"/>
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"/>
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#### 3. Primary Landowner's Details (if known)

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

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

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

☒ You ☐ Developer ☐ Land Owner

☐ Other

**5. Site Area**

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

Hectares (ha)

1.8

Square Metres (sq m)

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

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

Land north of the railway line Grange,  
north east of Errol, Perth and Kinross.

See extract from 1/25000 scale O/S map  
accompanying this form.

**7. Current and Proposed Land Use**

Please describe the current designation and use of the site:

Agricultural land.

What land use would you like the site considered for?

The site is suitable 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 site is closely located to Core Path Network EROL/8 which promotes the strategic objective supporting people to lead independent, healthy and active lives.

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

The existing housing at Grange lacks a cohesive structure and there are no community facilities or a village hall. Release of this site for residential development offers the opportunity to provide a facility for community use such as a village hall and open space. Such provision would be subject of consultation with the local community and be included within a planning application.

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

No permanent employment would be created but jobs would result from construction of houses and related facilities.

**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.

Land is available immediately for 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 proposal will not affect any cultural heritage assets.

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

No known previous development.

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

No buildings exist on the site.



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

The residential development on the area put forward in this submission would be compatible with existing residential uses.

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

Grange comprises a number of pockets of residential development. This proposal would compliment and consolidate the existing pattern of development to create a coherent character.

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

A bus stop is located a short walk from the site. Services run along this road every hour to nearby Perth and Dundee.

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

The site is south-facing and housing could be designed/sited to take advantage of solar gain.

The site can be landscaped so as to protect development from prevailing winds.

**INFRASTRUCTURE CAPACITY**

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

☒ Water

☒ Sewerage

☒ Electricity

☒ Gas

☒ Telecommunications/Digital

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

Not at this stage.

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

The site can be accessed directly off the existing 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.

No capacity issues 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 technical constraints known.

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

The boundaries of the site can be planted with structural landscaping belts.

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

The development is a short walk from the EROL/8 Core Network 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.

Although the site is located within 2km of a designated Natura 2000 site (Firth of Tay), development would not have an adverse impact on this designated site.

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

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

There would not be any impact on a national, regional or local designated site by allocating this site for residential development.

## 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.

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 in single ownership and free of technical constraints.

The land can be considered as effective housing site within the definitions contained in PAN 2/2010.

## PART 3 DECLARATIONS

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### Action Programme

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

### Further Information

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

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

**Signature**

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

**Signature:**

**Name:**

**Date:**

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

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

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

Further information

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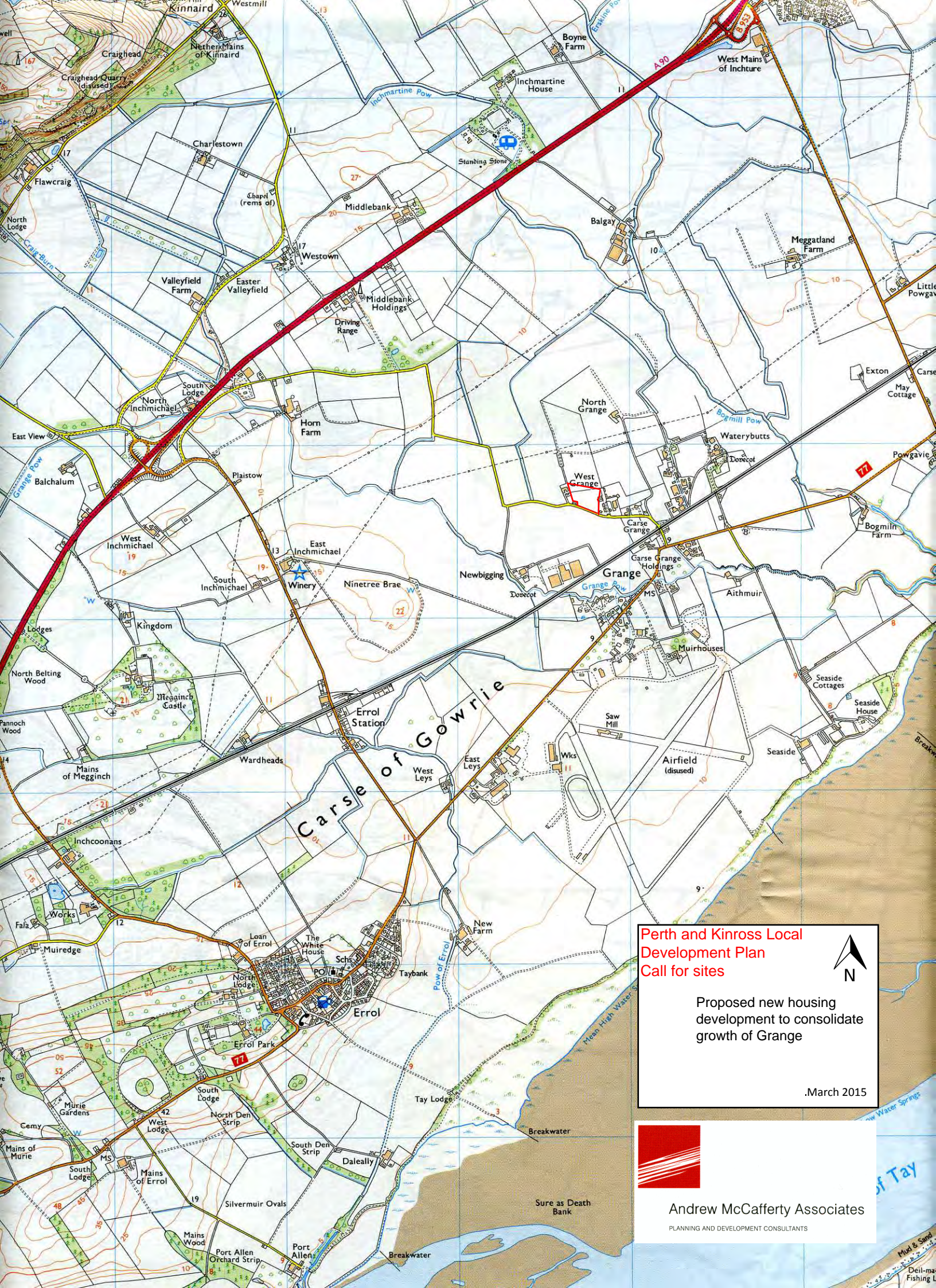
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Or alternatively by post to:

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.

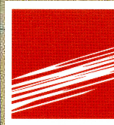




**Perth and Kinross Local  
Development Plan  
Call for sites**

Proposed new housing  
development to consolidate  
growth of Grange

.March 2015



**Andrew McCafferty Associates**  
PLANNING AND DEVELOPMENT CONSULTANTS





# Perth and Kinross Local Development Plan

## Call for Sites

20 January - 31 March 2015

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- ☒ 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 Grange, north east of Errol, Perth and Kinross.

See extract from 1/25000 scale O/S map accompanying this form.

**7. Current and Proposed Land Use**

Please describe the current designation and use of the site:

Agricultural land.

What land use would you like the site considered for?

The site is suitable for residential use.



## PART 2 ADDRESSING THE SELECTION CRITERIA

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### ENHANCING PLACE

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

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- ☐ Developing educated, responsible and informed citizens
- ☐ Promoting a prosperous, inclusive and sustainable economy
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- ☐ Creating a safe and sustainable place for future generations

Please explain how?

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

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Land is available immediately for development.

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**INFRASTRUCTURE CAPACITY**

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

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☒ 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.

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The site can be accessed directly off the existing road network.

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

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#### SITE TECHNICAL CONSTRAINTS

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

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Please give details.

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

N/A.

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

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## PART 3 DECLARATIONS

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Further information

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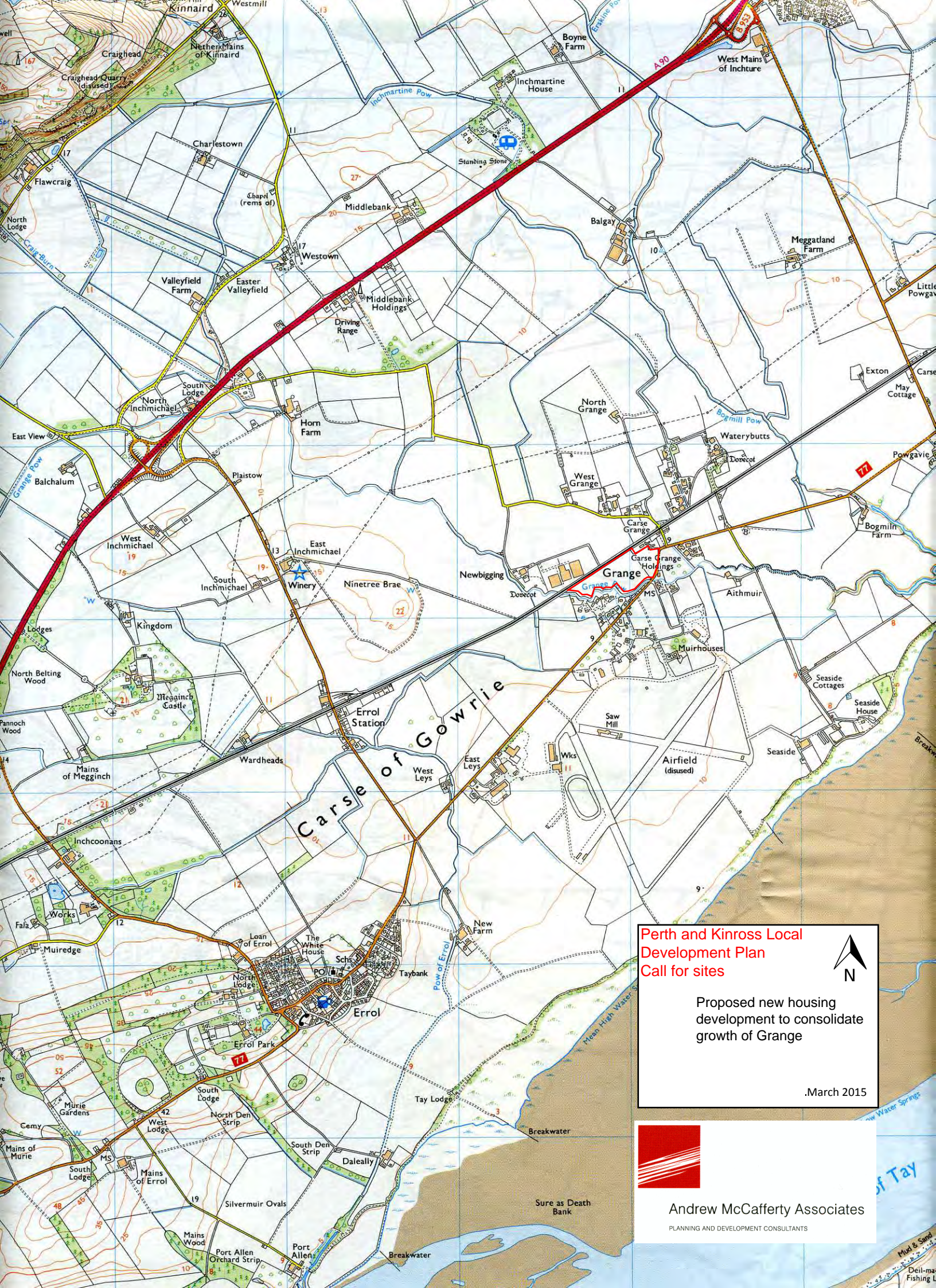
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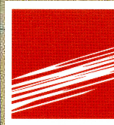




**Perth and Kinross Local  
Development Plan  
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Proposed new housing  
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PLANNING AND DEVELOPMENT CONSULTANTS





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

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

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See extract from 1/25000 scale O/S map accompanying this form.

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

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Please explain how?

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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.

Land is available immediately for 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 proposal will not affect any cultural heritage assets.

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

No known previous development.

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

No buildings exist on the site.

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

The residential development on the area put forward in this submission would be compatible with existing residential uses.

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

Grange comprises a number of pockets of residential development. This proposal would compliment and consolidate the existing pattern of development to create a coherent character.

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

A bus stop is located a short walk from the site. Services run along this road every hour to nearby Perth and Dundee.

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

The site is south-facing and housing could be designed/sited to take advantage of solar gain.

The site can be landscaped so as to protect development from prevailing winds.

**INFRASTRUCTURE CAPACITY**

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

☒ Water

☒ Sewerage

☒ Electricity

☒ Gas

☒ Telecommunications/Digital

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

Not at this stage.

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

The site can be accessed directly off the existing 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.

No capacity issues 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 technical constraints known.



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

The boundaries of the site can be planted with structural landscaping belts.

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

The development is a short walk from the EROL/8 Core Network 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.

Although the site is located within 2km of a designated Natura 2000 site (Firth of Tay), development would not have an adverse impact on this designated site.

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

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

There would not be any impact on a national, regional or local designated site by allocating this site for residential development.

## 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.

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 in single ownership and free of technical constraints.

The land can be considered as effective housing site within the definitions contained in PAN 2/2010.

## PART 3 DECLARATIONS

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### Action Programme

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

### Further Information

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

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

**Signature**

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

**Signature:**

**Name:**

**Date:**

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

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

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

Further information

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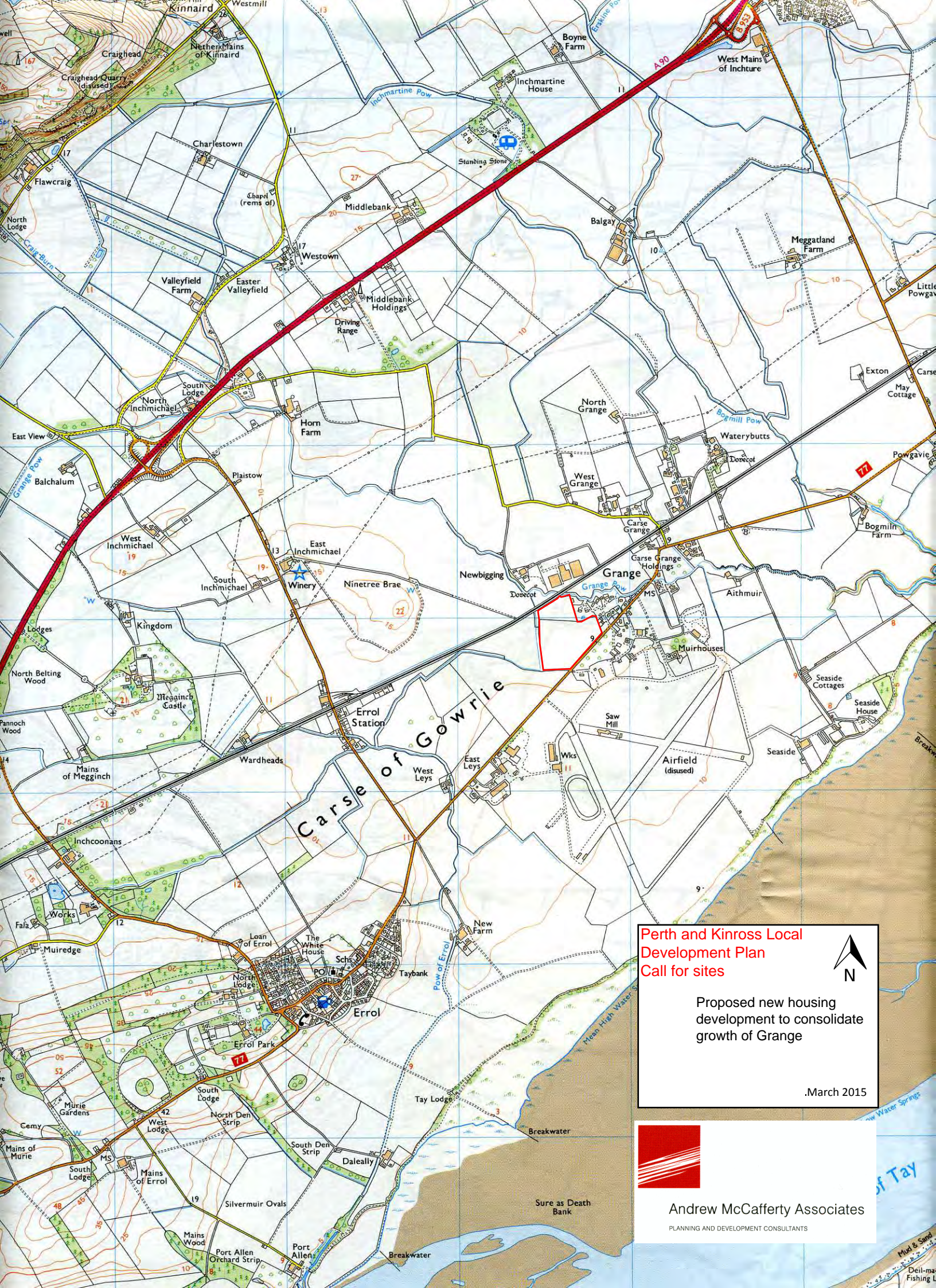
Completed Submission forms and location plans should be addressed to  
[developmentplan@pkc.gov.uk](mailto:developmentplan@pkc.gov.uk)

Or alternatively by post to:

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

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

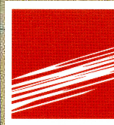




**Perth and Kinross Local  
Development Plan  
Call for sites**

Proposed new housing  
development to consolidate  
growth of Grange

.March 2015



**Andrew McCafferty Associates**  
PLANNING AND DEVELOPMENT CONSULTANTS





# Perth and Kinross Local Development Plan

73

## 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	James R Brown
Organisation/ Community Council	J R Brown Building Design
Building No./Name	5
Address	St Mary`s Drive,
Town/City	Perth
Postcode	PH2 7BY
Telephone	01738 635641
Mobile	
Email	jrbrown66@talktalkbusiness.net

#### 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	Mr Gavin Morris	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)

Square Metres (sq m)

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

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

Land to West of "Toscana"  
Whitelea Road,  
Burrelton  
PH13 9NY

**7. Current and Proposed Land Use**

Please describe the current designation and use of the site:

Vacant/unused agricultural land.

What land use would you like the site considered for?

Residential - executive homes to match others in Whitelea Road,  
OR  
Commercial - Applicant would like to develop an Antique Centre, Cafe & Farm Shop on this site.

## 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 Antique Centre, Cafe & Farm Shop will add to the local economy from increased tourism and increased full time and part time employment.

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

The proposal is compatible with the Local Development Plan, February 2014 - "Policy ED3 – Rural Business and Diversification" - which states :-

"The Council will give favourable consideration to the expansion of existing businesses and the creation of new ones in rural areas. There is a preference that this will generally be within or adjacent to existing settlements. Sites outwith settlements may be acceptable where they offer opportunities to diversify an existing business or are related to a site specific resource or opportunity. This is provided that they will contribute to the local economy through the provision of permanent employment, or visitor accommodation, or additional tourism or recreational facilities, or involves the re-use of existing buildings.

New and existing tourism-related development will be supported where it can be demonstrated that it improves the quality of new or existing visitor facilities, allows a new market to be exploited or extends the tourism season.

Proposals whose viability requires some mainstream residential development will only be supported where this fits with the Plan's housing policies.

All proposals will be expected to meet all the following criteria:

- (a) The proposed use is compatible with the surrounding land uses and will not detrimentally impact on the amenity of residential properties within or adjacent to the site.
- (b) The proposal can be satisfactorily accommodated within the landscape capacity of any particular location.

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

Yes. 2 full time staff and 4 part time staff if permission given for Antique Centre, Cafe & Farm Shop on this site.

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

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

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

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

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

☒ Yes      ☐ No

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

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



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

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

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

No

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

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

No.

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

The site could be used for high amenity housing - to match the other houses in the street - OR to re-locate the applicants Antique Centre business.  
Either use would be compatible with the low density, high amenity houses in the road.

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

This site would be a natural "rounding off" of the village boundary.

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

The site is close to a main trunk road and major bus routes and is therefore easily accessible by public transport.

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

Yes. It is a low-lying sheltered site on a South facing slope.

**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.**

300 metres from main trunk road & bus routes & 20 minutes from Perth railway station.

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

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

#### 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 site technical constraints !

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

Could be enhanced by increased tree and landscape planting.

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

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

Please give details.

☐ Yes ☒ No

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

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

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

## DELIVERABILITY IN THE PLAN PERIOD

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

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

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

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

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

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

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

1. The area of ground is too small to remain economically viable for agricultural use.
2. It adjoins an existing residential area and is a natural extension of the houses on the South side of Whitelea Road.
3. It was previously included within the Burrelton boundary in the 2004 Draft Local Plan, although this Plan was not adopted.
4. It was also included within the village boundary in the Proposed 2014 Local Development Plan, although it was rejected by the Scottish Government Reporter.
4. All utility services are readily available in Whitelea Road.
5. It is on a straight section of road, thereby giving good vehicular access & visibility splays etc.

## PART 3 DECLARATIONS

### Action Programme

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

### Further Information

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

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

**Signature**

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

**Signature:**

**Name:**

**Date:**

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

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

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

Further information

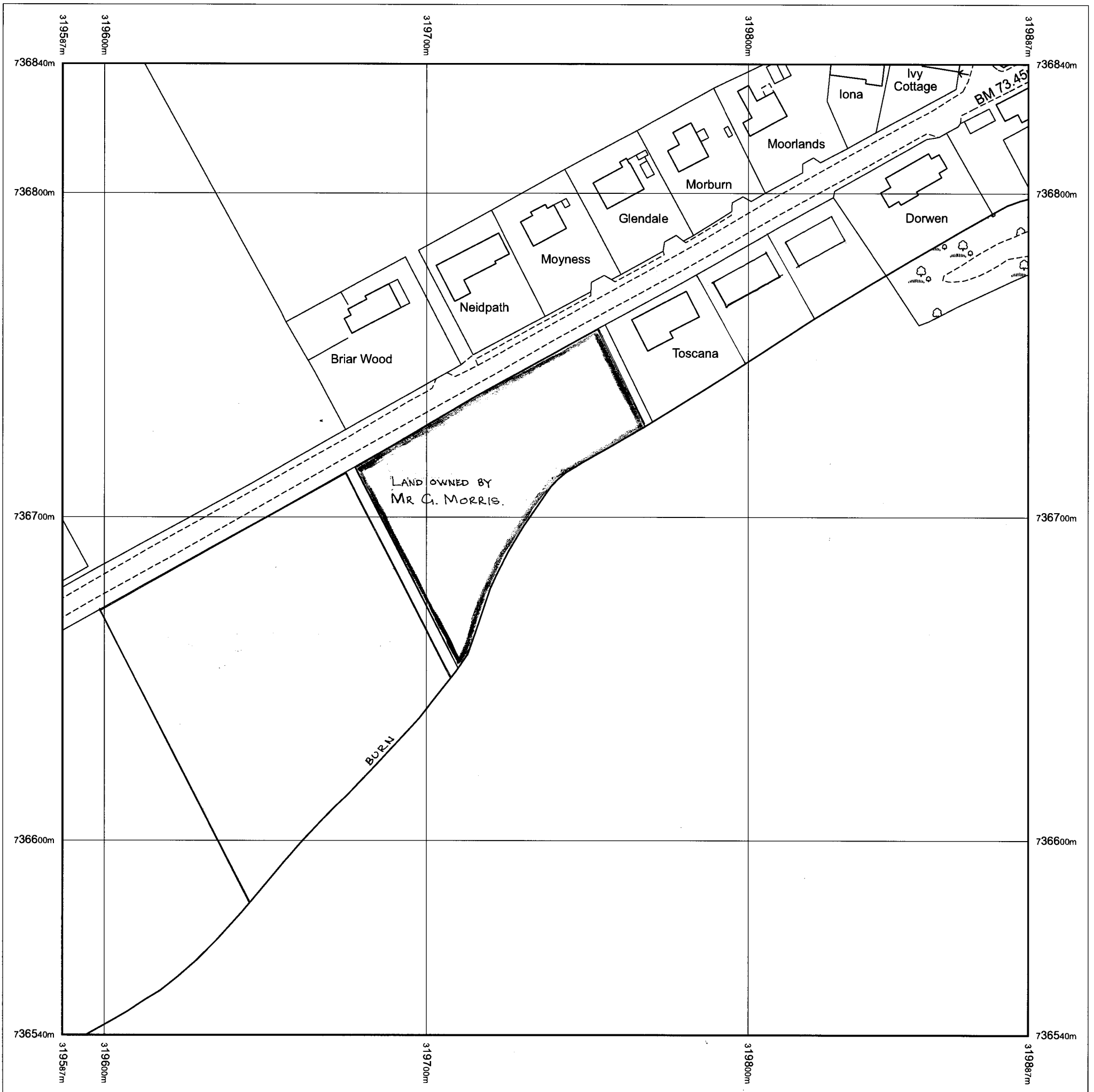
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[developmentplan@pkc.gov.uk](mailto:developmentplan@pkc.gov.uk)

Or alternatively by post to:

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

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



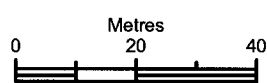
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The representation of features as lines is no evidence of a property boundary.



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# Perth and Kinross Local Development Plan

## Call for Sites

20 January - 31 March 2015

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

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

### PART 1 APPLICANT AND SITE DETAILS

---

#### 1. Your Details

Name	<input type="text" value="Catherine Newton"/>
Organisation/ Community Council	<input type="text" value="Bell Ingram"/>
Building No./Name	<input type="text" value="Durn"/>
Address	<input type="text" value="Isla Road"/>
Town/City	<input type="text" value="Perth"/>
Postcode	<input type="text" value="PH2 7HF"/>
Telephone	<input type="text" value="01739621121"/>
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="P. Methven"/>	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)

4.3

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 between Burnside Road and  
Pitskelly House, Balbeggie.

**7. Current and Proposed Land Use**

Please describe the current designation and use of the site:

Agricultural fields.

What land use would you like the site considered for?

Housing.

## PART 2 ADDRESSING THE SELECTION CRITERIA

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### ENHANCING PLACE

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

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

Please explain how?

The development of the site for housing would provide new homes on the edge of Balbeggie which has a good range of community facilities including shops and a school. It is a sustainable location which would support the future economic prosperity of the village and the future generations.

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

See above.

**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 has the potential to meet land supply needs up to 2028 and beyond now that the Cross Tay Link Road is a committed project.

**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 neighbouring uses are predominantly residential and the proposed use would be compatible.

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

The proposed use would extend the existing village and would be in keeping with the character of the area.

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

The site is located on the A94 Perth to Coupar Angus road which has good public transport links vis existing bus services.

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

The site layout could be designed to make best use of solar gain and 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 easily accessible to the A94 Perth to Coupar Angus Road, linking with the road network beyond.

**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 is a small water course, Balgray Burn which runs along the northern edge of the site. A flood risk assessment would be need at the time of a planning application to determine the extent of the flood risk.

SAFEGUARD GREEN INFRASTRUCTURE

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

New housing development would be seen against a backdrop of the existing village and there would be no adverse effect on the landscape character.

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

The layout could incorporate links 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.

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

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

N/A



## DELIVERABILITY IN THE PLAN PERIOD

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

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

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

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

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

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

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

The site is in single ownership and could be released for development as required. The owner is seeking to bring the availability of the site to the Council's attention at an early stage now that the Cross Tay Link Road is now a committed project.

## PART 3 DECLARATIONS

---

### Action Programme

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

### Further Information

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

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

**Signature**

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

**Signature:**

**Name:**

**Date:**

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

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

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

Further information

---


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

Or alternatively by post to:

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

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



Client Miss J P C Methven			
Project Call for Sites			
Title Land between Burnside Road + Pitskelly House			
Branch Perth		Telephone 01738 621 121	
Drawn KJL	Date 27/03/15	Drg Size A4	Checked KJL
Job No. M3972	Scale 1:10000	Building Standards Approved Certifier 	
Drg No. L(EX)001		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="Mark Myles"/>
Organisation/ Community Council	<input type="text" value="MBM Planning &amp; Development"/>
Building No./Name	<input type="text" value="Algo Business Centre"/>
Address	<input type="text" value="Glenearn Road"/>
Town/City	<input type="text" value="Perth"/>
Postcode	<input type="text" value="PH2 0NJ"/>
Telephone	<input type="text" value="01738 450506"/>
Mobile	<input type="text" value="07887 801965"/>
Email	<input type="text" value="mm@mbmplanning.co.uk"/>

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

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

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

Name	<input type="text" value="Mr James Strathallan"/>	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 within Newbigging as shown on the attached site location plan prepared by James Denholm Partnership

**7. Current and Proposed Land Use**

Please describe the current designation and use of the site:

Agriculture

What land use would you like the site considered for?

The sites identified are considered to offer the potential to accommodate some limited development within an defined settlement boundary as shown on the attached plan. The sites represent a sensible and realistic opportunity for infill development within what would constitute a logical rounding off of a proposed hamlet boundary. Allowing limited infill development within this area would fully respect the existing character and pattern of development along this public road. The development options would make a useful contribution to any windfall housing requirement within the Perth Housing Market Area and offer greater variety, choice and location of sites within the PHMA rather than the the current focus simply being on large strategic sites which are likely to take many years and major infrastructure improvements before actually being brought forward. The limits of the development would fit in with the overall scale and character of the existing hamlet and the idea would be to create a mix of house types which could be covered by an overall design code for Newbigging.

## PART 2 ADDRESSING THE SELECTION CRITERIA

---

### ENHANCING PLACE

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

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

Please explain how?

In terms of housing land, the council has already intimated that they are most interested in receiving information on potential sites in Highland Perthshire, Strathearn and the Strathmore Housing Market Areas and there is unlikely to be significant need for additional land in Kinross or the Perth Housing Market Areas.

Whilst it is acknowledged that the development strategy set out in Tayplan means that within the Perth Housing Market Area the main focus is to identify major development sites in the Core Area, this should not be at the expense of allowing some limited small scale windfall development opportunities in other villages and also smaller settlements and hamlets in order to allow them to also continue to prosper and be sustainable locations in their own right. The council should therefore be open to considering this type of small scale opportunity to be brought forward within the context of the emerging development plan, particularly where there is compliance with the above council objectives and also with Scottish Planning Policy.

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

Further small scale housing will help support local infrastructure and services. Any development would benefit from local access to bus services. Any new housing would also provide developer contributions towards enhancing the existing education, affordable housing and transportation provision in the Perth Core area.

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

Will help to sustain construction jobs and potentially allow home work properties to be developed

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

No

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

No

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

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

The proposal would enable a 'windfall' housing opportunity to come forward within the Perth Area. See also the response already provided under question 8.

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

☐ Yes      ☒ No

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

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



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

N/A as not within the green belt

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

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

No

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

N/A

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

No

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

The sites are located immediately adjacent to the existing properties in Newbigging. A limited number of residential units on the sites identified would be compatible with the existing land uses in the area and would not result in any loss of amenity.

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

The proposal would tie in with the character and established pattern of development that is already located along the public road in Newbigging.

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

The sites would form part of the existing hamlet and would therefore be able to benefit from access to local transport services on the A93 and A94.

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

Yes. Development on the sites could benefit from the south easterly facing aspect so would be able to incorporate energy efficiency measures into any design.

**INFRASTRUCTURE CAPACITY**

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

☒ Water

☒ Sewerage

☒ Electricity

☐ Gas

☒ Telecommunications/Digital

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

Not at this stage

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

The sites are bound by the existing public road serving the hamlet which extends to the broader public road network a short distance away in both directions (A93 & A94) . The nearest access to the rail network would be available at Perth station.

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

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

None

#### SITE TECHNICAL CONSTRAINTS

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

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

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

No constraints have been identified

SAFEGUARD GREEN INFRASTRUCTURE

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

Any development would tie in with and would be read as forming part of the existing hamlet so would have a negligible impact on the wider landscape character of the area.

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

N/A

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

Please give details.

☐ Yes ☒ No

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

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

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

N/A

## DELIVERABILITY IN THE PLAN PERIOD

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

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

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

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

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

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

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

The land is free from any constraints, offers choice within the Perth Housing Market Area and can be accessed easily from the adjacent public road and would not require any advance infrastructure investment.

## PART 3 DECLARATIONS

---

### Action Programme

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

### Further Information

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

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

**Signature**

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

**Signature:**

**Name:**

**Date:**

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

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

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

Further information

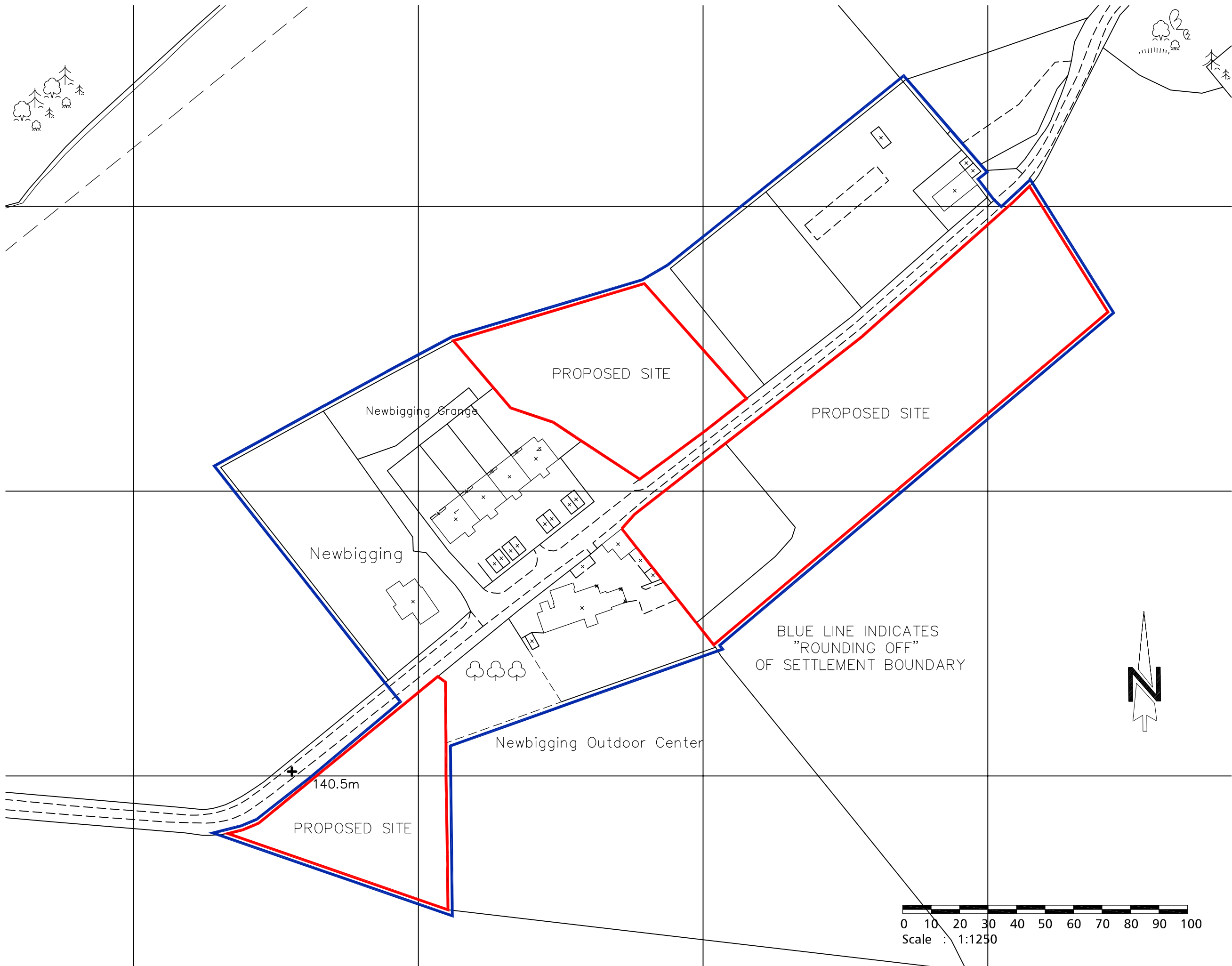
---

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

Or alternatively by post to:

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

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



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

DESCRIPTION

ACTIONS / NOTES:

A	03/15	EW	NOTES ADDED
REV	DATE	BY	DETAILS
REVISIONS			

CLIENT  
**James Strathallan**  
PROJECT  
**LDP representation  
Newbigging  
Perthshire**  
DRAWING TITLE  
**Site Layout Plan**

PURPOSE		DRAWN BY EW PAPER SIZE A3 REVISION A
LDP		
DATE	March 2015	
SCALE	1.1250	
JOB NO.	DWG. NO.	
3557	P01	



# 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 JWK Properties

Organisation/ Community Council

Building No./Name

Address Cottown House  
Cottown  
Glencarse

Town/City Perth

Postcode PH2 7NL

Telephone

Mobile

Email info@jwkproperties.co.uk

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

Name

Organisation JWK Properties

Building No./Name

Address Cottown House  
Cottown  
Glencarse

Town/ City Perth

Postcode PH2 7NL

Telephone

Mobile

Email info@jwkproperties.co.uk

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

Name JWK Properties

organisation

Building No./Name

Address Cottown House  
Cottown  
Glencarse  
Perth

Town/City

Postcode PH2 7NL

Telephone

Mobile

Email info@jwkproperties.co.uk



- ☒ 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)      9.7 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 south of Burnfoot, Kinfauns, Perth.

**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?

Site for a 5 star hotel and ancillary facilities. The site already enjoys planning permission for this use (05/02416/OUT and 10/01899/AMM) and this important planning permission should be reflected in the new LDP because of its economic development significance.

## 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 Community Plan highlights the need for the economy of Perth and Kinross to 'thrive and expand'. Investment in tourism is one of the key sectors identified in the Plan and maximising visitor expenditure is a key objective, including 'exploiting emerging opportunities' (p 23).

The Community Plan refers also to the Perth City Plan and its aspirations for growth of the City in terms of culture, business and leisure and in particular with the 'River Tay Waterfront, Leisure and Tourism Development' which is planned to extend eastwards along the A90 towards Kinfauns.

The employment generated by the hotel will also contribute to the Plan's 'Employment Opportunities for All' objective.

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

The development of a hotel of this size and quality will make a significant contribution to the local economy both during construction and operation. [It is estimated that the construction phase will generate hundreds of jobs and once operational will contribute approximately £33.8m annually to the local economy].

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

See above. It is estimated that once the hotel is operational it will provide some 330 full time jobs as well as having significant spin-off impact on the wider Perth economy through increased business and tourist spend. It is estimated that approximately 220 indirect jobs will be created.

**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.**

NPF3 identifies the importance of Perth as a well located growth centre for both business and leisure and this site is ideally located to support this objective. In addition, its location on the A90 between Perth and Dundee means it will also be able to capture for Perth and Kinross some of the economic benefits which will arise from the Dundee Waterfront National Development.

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

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

N/A

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

☐ Yes ☒ No

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

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

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

The Application for Approval of Matters Specified in Conditions was approved unanimously by the Development Control Committee on 19 November 2014. The Committee was satisfied to approve it in the green belt and its Justification for approval was that 'The proposal is considered to comply with the Development Plan and there are no other material considerations that would justify a departure therefrom'.

The proposal is for a development of the highest design and landscape quality, which will enhance its setting and which is currently an undistinguished field lying between the A90 and the railway. This part of the Carse of Gowrie is distinguished by the presence of large scale structures in the landscape, including castles, agricultural buildings, hundreds of acres of poly-tunnels, the wastewater treatment works and the interchange.

**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 will be no adverse impacts on cultural heritage. Historic Scotland and SNH raised no objections to the planning applications.

**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.**

The proposed hotel lies on triangular site surrounded by trunk road, interchange and railway line separating it from surrounding uses. It will not impact on the small community of Kinfauns which lies across the A90.

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

The hotel will sit in its own landscaped grounds surrounded by the transport corridors. A Statement of Significance prepared by Professor Charles McKean concluded that:

- a) The proposed hotel does not impinge on any present or historic designed landscape relating either to Kinfauns or to Elcho.
- b) The site does not lie directly on the view axis from Elcho to Kinfauns, but to one side of it.
- c) The site is invisible from both in summer by reason of trees.
- d) The trees could be thickened along the railway line to ensure that that remained so.

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

The site lies adjacent to the A90 with a frequent and regular bus service to Perth and Dundee. A Green Transport Plan has been prepared for the site.

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

Yes, by design and landscaping.

**INFRASTRUCTURE CAPACITY**

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

- |                                           |                                                     |                                                 |
|-------------------------------------------|-----------------------------------------------------|-------------------------------------------------|
| <input checked="" type="checkbox"/> Water | <input type="checkbox"/> Sewerage                   | <input checked="" 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.**

Consultation with utilities undertaken as part of the planning application process.

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

Site lies adjacent to the A90 trunk road with a grade separated access.

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

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

None. No objections to the planning application by Transport Scotland.

#### SITE TECHNICAL CONSTRAINTS

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

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

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

Yes. These issues were all addressed during the planning application.

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

It will provide an 'iconic' building in a landscaped setting.

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

N/A

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

Please give details.

☒ Yes      ☐ No

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

The 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.

No significant impacts have been identified. SNH have raised no objection to the planning application.

## 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

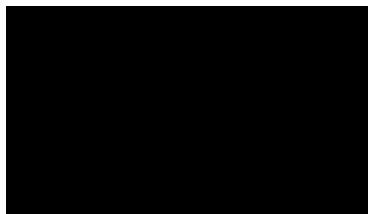
- ☒ I, the promoter/agent confirm I am aware that as part of the Local Development Plan process I may be required to provide further information in the form of studies/investigations or other documentation prepared by suitably qualified professionals to support the information I have provided on this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

**Name:** Joseph Khazaka

**Date:** 27th 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

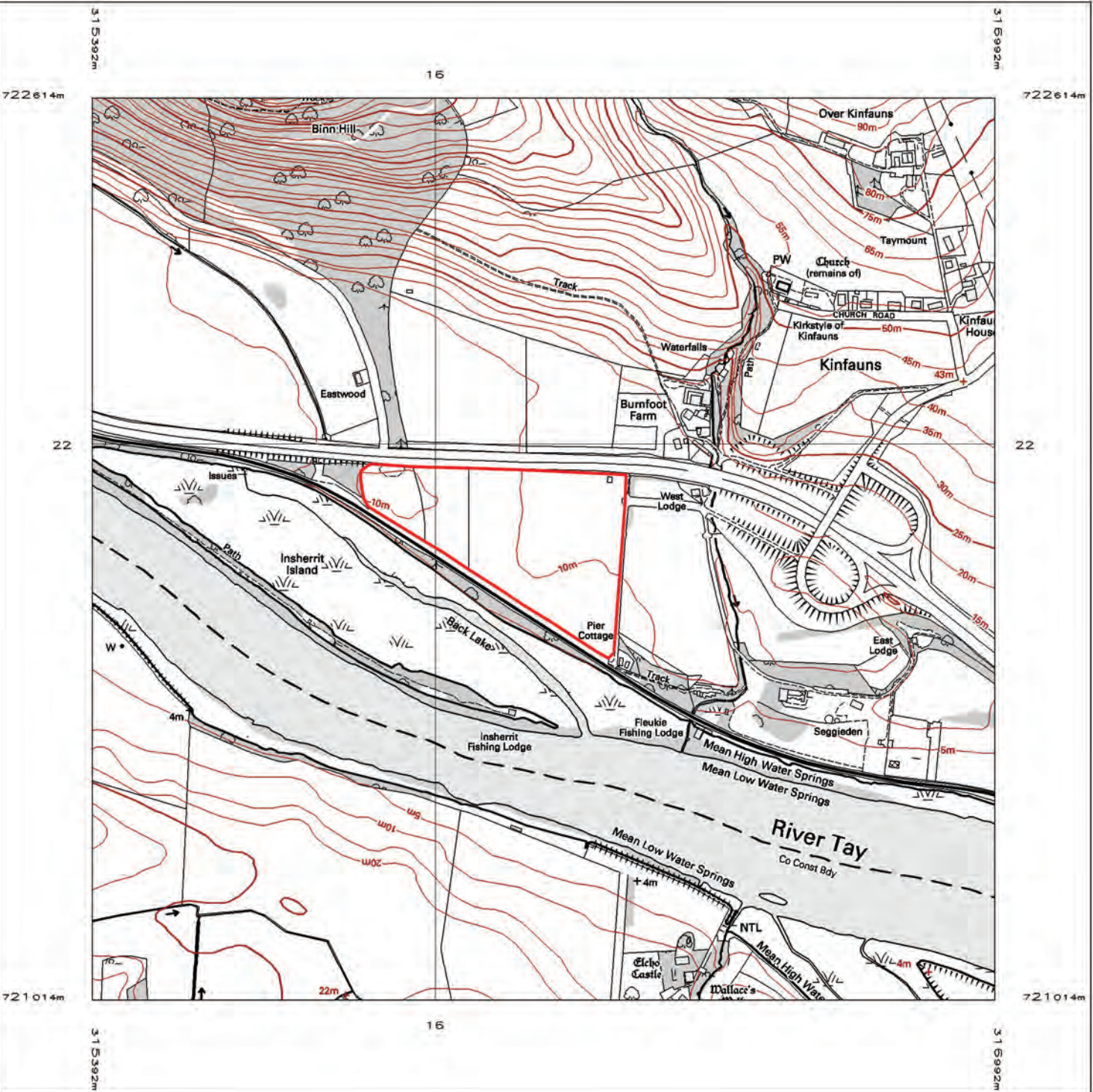
---

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

Or alternatively by post to:

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

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



Key:

— Proposed Site

Project: Call for Sites, JWK Properties  
Drawing: Proposed Site in Kinfauns  
Scale: 1:10,000

**From:** [REDACTED]  
**To:** [TES Development Plan - Generic Email Account](#)  
**Subject:** Re: RE: development plan submission form  
**Date:** 30 March 2015 12:23:47  
**Attachments:** [East Nether Blelock.jpg](#)

---

Dear Mr Finlayson,

Further to our telephone conversation, I attach a map of the land I own at East Nether Blelock Farm, Bankfoot. On the map you will see Loanhead Farm adjacent to field no 1. Opposite field No 5 is the development of the former East Nether Blelock Farmhouse. At the bottom of the map is the property Rosecraig.

I have 50 acres which are currently being farmed and I have also put up a small barn, (which is not shown on the map) at the southern end of field No 4. I also own the road running along the southern end of fields 3, 4 and 5.

I would like to register this land for future consideration for housing development and hope that I have provided enough information at this stage to do so. Please let me know if you need any other information.

With kind regards.

Yours sincerely,

Mary Moore

[REDACTED]

[REDACTED]

[REDACTED]

-----Original message-----

**From :** DevelopmentPlan@pkc.gov.uk  
**Date :** 24/03/2015 - 16:12 (GMTST)  
**To** [REDACTED]  
**Subject :** RE: development plan submission form

Dear Mary Moore

Firstly I would like to apologise that it has taken so long to get back to you about this. I am sorry but I have attached copies of the Guidance Note and the forms for our Call for Sites and Call for Issues. More information is available at the following page:

<http://www.pkc.gov.uk/mainissuesldp2>

Please don't hesitate to contact me or one of my colleagues if you would like to discuss this in more detail. Responses may be sent to the e-mail address on the forms.

Kind regards

**Alasdair Finlayson**

**Planning Officer: Planning & Development**

The Environment Service  
Perth & Kinross Council  
Pullar House  
35 Kinnoull Street  
Perth  
PH1 5GD

01738 475315

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



[Follow us](#)

**From:** M MOORE [REDACTED]  
**Sent:** 17 March 2015 17:13  
**To:** TES Development Plan - Generic Email Account  
**Subject:** development plan submission form

Please could you email a form to me, as I have 50 acres of land available, which I would like to put forward for consideration in the development plan.

Thank you.

Mary Moore



Securing the future... - Improving services - Enhancing quality of life - Making best use of public resources. The information in this email is solely for the intended recipients. If you are not an intended recipient, you must not disclose, copy, or distribute its contents or use them in any way: please advise the sender immediately and delete this email. Perth & Kinross Council, Live Active Leisure Limited and TACTRAN do not warrant that this email or any attachments are virus-free and does not accept any liability for any loss or damage resulting from any virus infection. Perth & Kinross Council may monitor or examine any emails received by its email system. The information contained in this email may not be the views of Perth & Kinross Council, Live Active Leisure Limited or TACTRAN. It is possible for email to be falsified and the sender cannot be held responsible for the integrity of the information contained in it. Requests to Perth & Kinross Council under the Freedom of Information (Scotland) Act should be directed to the Freedom of Information Team - email: [foi@pkc.gov.uk](mailto:foi@pkc.gov.uk) General enquiries to Perth & Kinross Council should be made to [enquiries@pkc.gov.uk](mailto:enquiries@pkc.gov.uk) or 01738 475000. General enquiries to Live Active Leisure Limited should be made to [enquiries@liveactive.co.uk](mailto:enquiries@liveactive.co.uk) or 01738 454600. General enquiries to TACTRAN should be made to [info@tactran.gov.uk](mailto:info@tactran.gov.uk) or 01738 475775. Securing the future... - Improving services - Enhancing quality of life - Making best use of public resources.



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Location C

Map 1 of 1

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# Perth and Kinross Local Development Plan

148

## 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	Mr James Reilly
Organisation/ Community Council	DM Hall Baird Lumsden Survey
Building No./Name	
Address	17 Corstorphine Road
Town/City	Edinburgh
Postcode	EH12 6DD
Telephone	0131 624 6107
Mobile	07786 260 212
Email	james.reilly@dmhbl.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	Mr and Mrs Sands	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)

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 Milton Farm, East of Abernyte,  
Perthshire PH14 9SJ

**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 there is no designation for my client's land - indeed there is no settlement map with designations for the settlement of Abernyte.

My clients, Mr and Mrs Sands own a large field which lies to the immediate east of the settlement of Abernyte. DM Hall Baird Lumsden has in the past submitted a number of representations to Perth and Kinross Council proposing two settlement extensions, one of which proposed the development of approximately 15 houses, whilst the other proposed the erection of around 10 houses.

My clients are concerned that there has been little allowance for development in and around Abernyte with no housing allocation in the Perth Area Local Plan 1995 or the Perth and Kinross Local Development Plan 1.

Mr and Mrs Sands are very concerned about the future prospects and vitality of the village. The lack of new housing has resulted in a depleted school role and also falling congregation in the church. It also has lead to a lack of rental accommodation and increasing house prices due to lack of supply.

The children of people who have made their home in Abernyte have little or no prospect of getting a house here if Perth & Kinross Council will not consider allocating residential land within the Local Development Plan 2.

If the Council do review the settlement of Abernyte as part of the review of the Local Development Plan we would suggest that any settlement boundary should be drawn so that it incorporates the land east of Abernyte subject to this representation.

What land use would you like the site considered for?

As per previous representation made to the Perth & Kinross Local Development Plan 1 on behalf of Mr and Mrs Sands we would like our client's land to be considered as a natural extension to the village and allocated for residential development.

Given that there has been no allocation for new housing in Abernyte for a considerable time, and in the spirit of Scottish Planning Policy, it is argued that Perth and Kinross Council should consider allowing the sustainable growth of Abernyte through some additional small scale residential allocations here.

Abernyte needs housing for local families and not allocating or even considering here for some small sustainable housing is not acceptable.

## PART 2 ADDRESSING THE SELECTION CRITERIA

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### ENHANCING PLACE

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

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

Please explain how?

It is considered that there is capacity at Abernyte for additional housing and that our client's land is the most sensible place to allow expansion.

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 also attracts new people into villages like Abernyte 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 my clients land for residential development will enhance the housing choice and provision within Abernyte. 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.

My client's, having resided, farm and worked in the village of Abernyte have watched it decline partly due to a lack of new housing. There are concerns about the long term viability and sustainability of the local school and church which are both important to the 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 Abernethy. It appears to be the most logical and sensible land to be considered for future residential 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.

No

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

My clients have researched the planning history of this land and believe that the Council were keen on allowing some residential development here in the late 1970s and early 1980s.

**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 south of my client's land at Abernyte. The previously drawn settlement boundary around the settlement of Abernyte makes no sense. The settlement has development on both sides of the main road running through it and if my clients land was to be allocated for residential development this would simply replicate what is a normal development pattern - i.e. housing on both sides of B593 road through village.

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

The allocation of my client's land for residential development would be logical and compatible within the context of being adjacent to the once laid down settlement boundary. A well designed residential development within the identified site would be compatible with the character of the surrounding land.

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

The site is well connected with the heart of the settlement of Abernyte. It is also on a bus route.

**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. The site would be protected 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.**

No.

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

This site has the potential to be accessed off the B593 serving the settlement of Abernyte.

**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.

**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 Abernyste 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

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### Action Programme

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

### Further Information

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

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

**Signature**

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

**Signature:**

**Name:**

Mr James Reilly

**Date:**

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

---

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

Or alternatively by post to:

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

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



# Proposal 1

Primary School

Proposed residential  
development site

Area : 2.094 ha (5.175 acres)

Settlement boundary

Abernyte





# Perth and Kinross Local Development Plan

## Call for Sites

20 January - 31 March 2015

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

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

### PART 1 APPLICANT AND SITE DETAILS

#### 1. Your Details

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

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

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

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

Name	<input type="text"/>	Postcode	<input type="text" value="PH2 6HL"/>
organisation	<input type="text" value="Culfargie Estates Ltd"/>	Telephone	<input type="text"/>
Building No./Name	<input type="text" value="Estate Office"/>	Mobile	<input type="text"/>
Address	<input type="text" value="Tarrylaw Farm&lt;br/&gt;Balbeggie&lt;br/&gt;Perth"/>	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 Eastern Balbeggie, Perth, PH2  
6EZ

**7. Current and Proposed Land Use**

Please describe the current designation and use of the site:

Unallocated agricultural land.

What land use would you like the site considered for?

Residential 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 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. The community planning partnership has identified 'Delivering high quality housing in safe and secure neighbourhoods and ensuring that Perth and Kinross is a place where everyone enjoys good quality housing in a pleasant and safe environment is a key priority.' This site meets these requirements.

Balbeggie is also identified as a principal settlement within Perth's core area. By allowing further development in this location, 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?**

This site can help contribute to enhanced amenity at the northern part of the village. Development in this location also presents an opportunity to create a new 'community hub' around the existing community hall by creating a new civic hub at the centre of the village. Current facilities in Balbeggie are limited, and new development in this strategic location would help sustain the village. It is felt there is particular scope for development in this location to enable improvements to the village hall as well as the surrounding public space.

**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.**

Balbeggie is a principal settlement within the Perth Core area as identified by TAYplan. TAYplan calls for Tier 1 settlements to have the potential to accommodate the majority of the region's additional development and to make a major contribution to the region's economy. The site is therefore in a location supported by the strategic development plan and as such, further housing 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. Balbeggie 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 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 proposal site is adjacent to the existing settlement boundary of Balbeggie. Neighbouring uses are residential and agricultural and it is felt that the proposal would be in keeping with these uses.

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

There are surrounding residential areas and the site would be in keeping with those. Again, it is felt that sensitively designed and scaled dwellings would be complimentary in this location; that this would integrate well with the existing building pattern; and that well designed development presents additional opportunities to improve public facilities, as well as increasing connectivity and green networks. The landscape is considered to be sufficiently robust to accommodate development in this location.

**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 with excellent local public transport links - there are frequent bus connections linking Balbeggie to Perth. There are bus stops located on the A94, just a short walk from the site, which provide a direct bus link to Perth. Walking and cycling links connecting the proposal site and the village could be easily delivered. Perth station is approximately 6 miles by road and offers frequent rail links to Inverness, Aberdeen, Dundee, Edinburgh, Stirling and Glasgow.

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 faces south-west. This presents a natural opportunity for the siting of development to make maximum use of solar gain.

**INFRASTRUCTURE CAPACITY**

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

☐ Water

☐ Sewerage

☐ Electricity

☐ Gas

☐ Telecommunications/Digital

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

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

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

The site can be accessed by the A94, or the B953, or a combination of the two. As mentioned, Perth train station is approximately 6 miles by road and offers frequent rail links to Inverness, Aberdeen, Dundee, Edinburgh, Stirling 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.

As mentioned, the site has two potential access points from existing adopted roads - the A94 and the B953. There are no known capacity issues at present. A transport assessment can be undertaken if required at a later stage in the planning process.

#### 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.**

A landscape assessment has not been carried out. However, the site is considered to sit relatively low in the landscape, and presents a logical location for development. The landscape is considered to be sufficiently robust to accommodate appropriately scaled development in this location.

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

The proposal site offers a significant opportunity to contribute to the green network by the introduction of new planting and the creation of better linkages between the village - core paths, new planting and community space would be integral to development in this location.

**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 three tiered approach to the hierarchy of settlements. Balbeggie is identified as a principal settlement in Perth's core area, within the first tier of this location hierarchy. This site is therefore in a location where further housing allocation 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 site is deliverable and meets location priorities outlined by TAYplan.

## PART 3 DECLARATIONS

### Action Programme

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

### Further Information

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

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

**Signature**

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

**Signature:**

**Name:**

**Date:**

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

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

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

Further information

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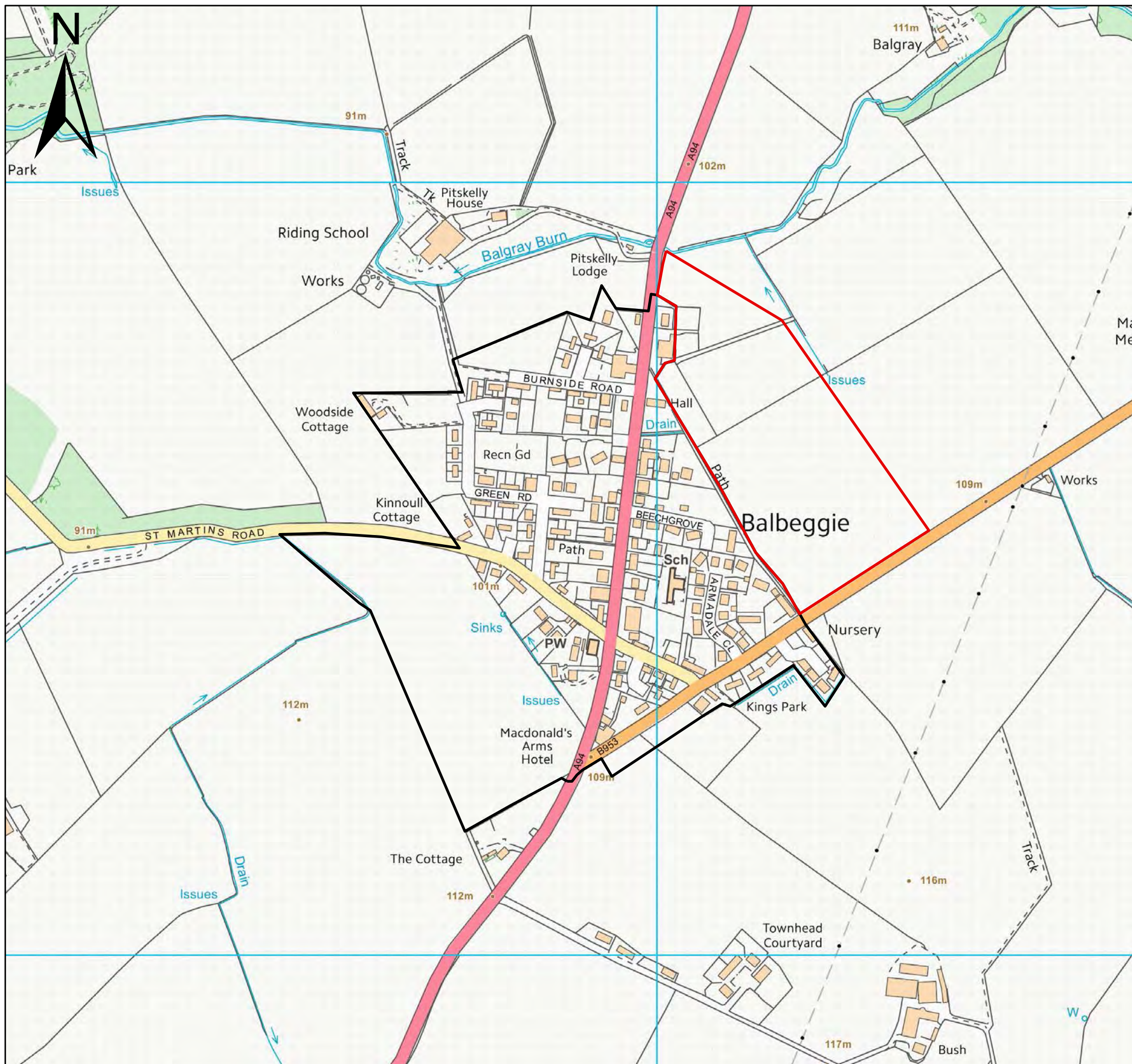
Completed Submission forms and location plans should be addressed to  
[developmentplan@pkc.gov.uk](mailto:developmentplan@pkc.gov.uk)

Or alternatively by post to:

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

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





# Land at Balbeggie Plan

0 65 130 260 Meters

1:5,000

- Proposal Site
- Existing Settlement

Description-Plan for LDP submission

Date 30/03/2015

**CKD Galbraith**

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

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# Perth and Kinross Local Development Plan

171

## Call for Sites

20 January - 31 March 2015

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

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

### PART 1 APPLICANT AND SITE DETAILS

#### 1. Your Details

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

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

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

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

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

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

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

- ☒ You ☐ Developer ☐ Land Owner  
☐ Other

**5. Site Area**

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

Hectares (ha)

Square Metres (sq m)

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

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

Land to the west of Burrelton

Phase 1 - Land to the north of Whitlea Road

Phase 2 - Land to the north of Phase 1

**7. Current and Proposed Land Use**

Please describe the current designation and use of the site:

The majority of Phase 1 is white land within the settlement boundary. The remainder of Phase 1 is open fields. Phase 2 is also open fields.

What land use would you like the site considered for?

The use proposed for Phase 1 is predominantly residential development of 80 houses, with associated open space, and community woodland proposed. There is also potential for any extension of the primary school to be located on this site in conjunction with a new community hall. Discussions have taken place with local residents relative to the provision of such facilities.

Phase 2 would be mixed use housing with scope for small scale employment uses to be located here also should there be an identified need. Appropriate landscaping and open space would be provided.

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

Investing in education / community facilities through planning obligations should they be required would meet the "developing educated, responsible and informed citizens" objective.

Investment in infrastructure and employment opportunities during construction promotes a "prosperous, inclusive and sustainable economy". Employment opportunities and a potential extension to the school are also proposed which would also support this objective.

Development of the site will provide an attractive, welcoming, safe and secure environment. It will also result in a high quality, safe and secure neighbourhood designed with the principles of "designing out crime" in mind. The development of the site will encourage energy efficiency through the promotion of siting, form, orientation and the layout of the buildings to realise the benefits of solar energy, passive solar gain, natural ventilation and natural lighting. Construction will meet the requirements of Scottish Building Standards and will meet the target CO2 emission reduction rates (TER) as required by SPP. This supports the objective of "creating a safe and sustainable place for future generations".

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

The proposal will improve the capacity of infrastructure in the settlement, including water and waste water provision. It can also provide land for a potential extension for the primary school which would improve its capacity and support this facility in the village, as well as ensuring continued viability of school with increased family accommodation.

Employment land is proposed in phase two which will provide opportunities for employment close to people's homes to ensure a sustainable settlement.

Strategic landscaping, open space and woodland is also proposed which will have a community benefit.

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

Yes, Phase 2 proposed employment land. Employment opportunities will be provided during the construction stage.

**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 lies within the Perth Area which has a current requirement in the Approved Strategic Development Plan for 510 houses per annum. These figures have been revised in the new Strategic Development Plan. Although this has not yet been approved, the Main Issues Report identifies a greater rate of house building in the Perth Area with 555-620 homes required per year.

Although the site lies outwith the Core Perth Area where the majority of allocations are made, it is considered that Burrelton can assist in the delivery of this increased requirement for housing land in realistic time scales through the next LDP. Representations were put forward previously, highlighting the potential that smaller settlements can make to the Strategic Development Plan requirements.

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

☒ Yes      ☐ No

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

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



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

N/A

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

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

N/A

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

Part of the site is white land within the settlement boundary of Burrelton which formed previously allocated land for housing fully supported by Perth & Kinross Council. The remainder is open fields with no previous development having taken place.

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

No

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

The neighbouring land is housing or open fields. Residential development will therefore be compatible with this. Any school extension would be adjacent to the existing primary school and therefore this type of development would tie in with that. Any employment development would be restricted to that which is compatible with residential development.

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

The site lies adjacent to existing housing, with the remainder of the surrounding area being open fields. Any development would be built in a network of landscaping and open space to ensure it sits well in the landscape ensuring excellent connectivity with the existing settlement. Landscaping proposed would integrate development with surrounding environment and improve biodiversity in the area.

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

Part of the site lies within the settlement boundary, with the remainder being located immediately adjacent to it. The site is therefore close to existing transport networks and can easily access public transport facilities. The Scone Park and Ride is located approximately 8 miles away providing convenient and sustainable access to Perth. A bus service is provided between Burrelton and Scone, thereby providing a network of sustainable transport options.

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

The site is south facing and can therefore make best use of solar gain.

**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.**

Utilities can be made available for development, implementable within LDP time frame.

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

The site lies immediately adjacent to Whitelea Road which is an adopted road and suitable for access. This road leads directly to the A94, the main route through the village. Public transport links can be found on this road which provides access to Scone and Perth where Park and Ride and Rail services can be accessed.

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

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

There is an embargo placed on development in the Perth Area until the construction of the Cross Tay Link Road. Although the Council are carrying out studies into this, it is not known when this will be delivered. This is outwith the control of the developer. Delivery of development at this scale will not have any significant detrimental impact on existing infrastructure. The site is close to Perth/Scone Park and Ride and can be brought forward in the short term to meet demand.

#### SITE TECHNICAL CONSTRAINTS

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

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

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

There are no known technical constraints that cannot be overcome in the development of the site.

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

The land lying within the settlement boundary has been previously identified for development, with the principle of development firmly established and accepted by Perth & Kinross Council.

Appropriate strategic landscaping will mitigate any impacts, an approach accepted by the Reporter to the Local Development Plan.

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

Landscaping including woodland planting, green space networks and functional open space will form an integral part of the development. This will provide opportunities for linked green spaces throughout the site which will integrate with existing networks off 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.

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

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

N/A

## DELIVERABILITY IN THE PLAN PERIOD

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

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

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

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

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

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

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

The site is under control of a house builder who is actively developing elsewhere in the Perth and Kinross area. They are committed to the delivery of further housing land. Notwithstanding the current embargo, they believe there is a need to bring forward easily developed sites in the short term 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:**

Claire Coutts

**Date:**

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

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

- ☒ Councils website
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- ☐ PKC Development Plan Scheme
- ☐ Telephone enquiry to Council
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Further information

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Or alternatively by post to:

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PH1 5GD

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



**PERTH AND KINROSS COUNCIL**

**CALL FOR SITES REPORT FOR  
LAND AT BURRELTON, PERTH**

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

**31 March 2015**

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



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<b>3.0</b>	<b>Planning History</b>
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<b>8.0</b>	<b>Conclusions</b>

## **1.0 INTRODUCTION**

- 1.1 This development bid is submitted on behalf of Stewart Milne Homes North Scotland Limited who have interest in land at Burrelton, approximately 11 miles north east of Perth and 2.5 miles south west of Coupar Angus, on the A94.
- 1.2 The extant Perth and Kinross Local Development Plan was adopted on 3 February 2014, however, Perth and Kinross Council are now preparing the LDP2 to replace this to ensure there is an adequate supply of land for various uses. As part of their pre-MIR consultation, Perth and Kinross Council are looking for potential sites for development to be identified. This bid therefore responds to that invitation.
- 1.3 Stewart Milne Homes North Scotland Limited are part of the Stewart Milne Group, founded in Aberdeen in 1975. Since that time the company has grown to become one of the UK's leading privately owned house builders. The company has a commitment to enterprise and innovation meshed with traditional value for quality services. Stewart Milne Homes are currently building houses across the North East of Scotland, Tayside, the Central Belt and the North West of England. In Perthshire they are currently building in Auchterarder, Crieff and Blairgowrie.

## **2.0 SITE DESCRIPTION AND PROPOSALS**

- 2.1 The development bid proposes a sustainable mixed use expansion of Burrelton including a phased residential development and appropriate community facilities, including employment land, land for a potential school extension, public open space and strategic landscaping/woodland.
- 2.2 This bid relates to two parcels of land which are under option to Stewart Milne Homes as shown on Figure 1. Both lie to the west of the settlement, but are considered as different phases.

**Figure 1: Site Location Plan**



- 2.3 **Phase One** extends to approximately 6.87 hectares (17 acres) and is bound to the south and east by existing housing along Whitelea Road to the south and North Street to the east. To the north is an unclassified road leading from School Road and to the west is another unclassified farm access track.
- 2.4 Part of this site lies within the settlement boundary of Burrelton and although it was previously identified for development, it has no development allocation accorded to it in the current Local Development Plan.
- 2.5 It is proposed that this site will be predominantly residential land, considered capable of accommodating around 80 houses of varying densities. There is potential for an extension to the primary school to be located on this site and functional open space provision as well as community facilities and community woodland incorporating paths on the north and western boundaries.

- 2.6 Access to the site would be taken from Whitelea Road to the south via a new junction/entrance/gateway landscaped feature to the settlement. A network of vehicular, pedestrian and cycle routes linking the site with the surrounding area, including Phase 2 to the north is also proposed. Appropriate landscaping will be provided which will integrate the site in the existing landscape and mitigate any impacts of the development. For example the tree boundary along the north of Phase 1 will be enhanced.
- 2.7 **Phase Two** extends to approximately 13.3 hectares (32.7 acres) and is located to the north of Phase 1, also bound by housing along North Street to the south east. To the north east lies open fields and beyond this School Road. To the north and west lie further open fields. Wellsies Burn crosses the site along the southern section.
- 2.8 Phase 2 is considered suitable for longer term development for growth to expand the settlement beyond the period of the LDP2. It is requested that this site is identified for such uses now to allow confidence to the developer in progressing their proposals for the wider area. This would allow the medium and long term future of the settlement to be properly planned through a masterplan approach.
- 2.9 This site is considered suitable for a range of house types and tenures to meet market demand and the needs of the community with appropriate levels of affordable housing also proposed. There is also the potential for small scale employment uses on this site depending on market demand.
- 2.10 Access to the site could be taken from the Phase 1 site, or alternatively from the existing road network, with Scott Street, situated along the south east boundary of the site. A network of roads and footpaths would be provided throughout the site linking it with the surrounding area. Sensitive landscaping would mitigate any impacts and provide opportunities for biodiversity on the site.
- 2.11 The topography of the sites are generally level with only slight variations in level across the two areas. They are therefore, well suited to development and open space purposes.

### 3.0 PLANNING HISTORY

- 3.1 The Perth Area Local Plan 1995 was adopted in 1996 and contained proposals until 2001. In November 2000 Alteration 1 (housing land) was adopted updating the housing land allocations to 2006. The Perth Area Local Plan took account of this alteration and allocated four sites for housing in Burrelton. Site Alt H10 was identified for 15 low density, large housing plots and this covers the majority of the site covering all the land to the north of the housing on Whitelea Road, with the last house forming the western boundary of the site. No employment allocations were identified in the settlement.
- 3.2 The Perth Area/Central Area Draft Local Plan in December 2004 was prepared in response to the 2003 Structure Plan. The Draft Local Plan stated that there is currently no drainage capacity within the village and the school is at capacity. The sites identified in the Adopted Local Plan were therefore retained, but not effective and there is a need for developers to work in a consortium to deliver the required improvements.
- 3.3 Therefore, the four sites continued to be identified for housing with site VH17 reflecting the previous ALT H10 site. The bid site (VH17) was identified for 70 units. There has therefore been an increasing emphasis on Burrelton to accommodate a proportion of the housing land requirement identified for the area.
- 3.4 Development bids were submitted to the Perth and Kinross Local Development Plan process back in 2009 and appropriate representations were made to the Main Issues Report in 2011. Officers concluded that the Phase 1 site would continue to be included in the Proposed Plan as site H16. It was considered that Phase 2 would be quite difficult to integrate into the settlement boundary due to size and proximity. However, it was accepted that although not compatible with the spatial strategy of the SDP, if other sites could not be brought forward, then this site could potentially contribute to that strategy.
- 3.5 The site was removed as the Reporter considered that there were adequate housing land sites in the principal settlements which are capable of delivering the housing land requirement. Secondary issues relating to access and landscaping were also raised by the Reporter but these had already been deemed acceptable by Perth and Kinross Council.

#### 4.0 SCOTTISH PLANNING POLICY

- 4.1 Scottish Planning Policy is a statement of Scottish Government policy on how nationally important land use planning matters should be addressed. It advises that planning should take a positive approach to enabling high quality development and make efficient use of land to deliver long term benefits for the public whilst protecting and enhancing natural and cultural resources. Delivering high quality buildings, infrastructure and spaces in the right locations helps provide choice over where to live and style of home, choice as to how to access amenities and services and choice to live more active, engaged, independent and healthy lifestyles (paragraph 14).
- 4.2 Paragraph 29 states that decisions should be guided by the principle of making efficient use of existing capacities and land, buildings and infrastructure and supporting the delivery of accessible housing. Planning should direct the right development to the right place and to achieve this, decisions should be guided by principles, including co-ordinating housing and business development with infrastructure investment including transport, education facilities, and, water and drainage; using land within or adjacent to settlements for a mix of uses; and locating development where investment in growth or improvement would have most benefit for the amenity of local people and the vitality of the local economy (paragraph 40). This will support the creation of more compact, higher density, accessible and more vibrant cores.
- 4.3 In relation to business, paragraph 93 states that the planning system should allocate sites that meet the diverse needs of the different sectors and sizes of businesses which are important to the plan area in a way which is flexible enough to accommodate changing circumstances and allow the realisation of new opportunities.
- 4.4 Paragraph 109 deals with enabling the delivery of new homes and states that house building makes an important contribution to the economy. Planning can help address the challenges facing the housing sector by providing a positive and flexible approach to development.
- 4.5 Local development plans in city regions should allocate a range of sites which are effective or expected to become effective in the plan period to meet the housing land requirement of the strategic development plan. In allocating sites, planning authorities should be confident that land can be brought forward for development within the plan period and that the range of sites allocated will enable the housing land supply target to be met (paragraph 119). Local

development plans should allocate appropriate sites to support the creation of sustainable mixed communities and successful places and help ensure the continued delivery of new housing.

- 4.6 SPP promotes sustainable and active travel. As a result, the planning system should support patterns of development that optimise the use of existing infrastructure, reduce the need to travel; and provide safe and convenient opportunities for walking and cycling for both active travel and recreation and facilitate travel by public transport.

## **5.0 DEVELOPMENT PLAN CONSIDERATIONS**

- 5.1 The Development Plan comprises TAYplan, which was approved by Scottish Ministers on 8 June 2012 and the Perth and Kinross Local Development Plan which was approved on 3 February 2014.
- 5.2 The TAYplan identifies a requirement for 510 houses per annum in the Perth Area, within which Burrelton lies. However, it lies outwith the Core Area within which the majority of new development is focused.
- 5.3 The Perth and Kinross Local Development Plan was adopted on 3rd February 2014. There was an embargo placed on developments of more than 10 units until such time as the construction of the Cross Tay Link Road is completed. This is to prevent the reduction in air quality and increased congestion. Nevertheless one site, for 20 units, was identified in the Local Development Plan at Church Road.
- 5.4 The TAYplan is currently under review and the Main Issues Report published in April 2014 considers two options for the level of new house building to plan for. Option One considers 555 homes per year in the Greater Perth Area with Option Two increasing this to 620 homes per year. The Proposed TAYPplan, approved by Area Committees for publication in May, specifies a housing supply target of 555 homes per year. This will require a higher rate of residential development over and above what has been allocated through the current Local Development Plan and as a result, dictate that additional land is allocated for housing in the area. Stewart Milne Homes intend to object to this proposed housing target figure in due course.

## **6.0 SERVICES**

- 6.1 The Phase 1 site was removed from the 2014 Local Development Plan in part due to the embargo placed on development in the Perth area until the construction of the Cross Tay Link Road which connects the A9 to the A93 and A94 requiring a new bridge over the River Tay to the north of Perth without reasonable justification. Although some work has been undertaken on this, there is no indication of when this project will be completed. It is therefore wrong to constrain the delivery of much needed housing land on this basis.
- 6.2 With regard to water provision and waste water removal, this is the responsibility of Scottish Water. It is acknowledged there is currently no drainage capacity, however, this can be made available to allow development to proceed through liaising with Scottish Water ahead of application submission.
- 6.3 The village primary school has limited capacity and the school may require to be extended. The Local Development Plan states that a financial contribution will be required in line with Supplementary Guidance and further land required to support the extension.

## **7.0 DEVELOPMENT JUSTIFICATION**

- 7.1 Burrelton is one of the key lowland settlements within the Perth Housing Market Area. Although not within the Core Perth Area, it is considered that Burrelton can assist in the delivery of the increase in housing land requirements identified in the TAYplan Main issues Report. The development of these sites provides a significant opportunity to create a well-designed, mixed use, sustainable, planned extension to the settlement. However, this cannot be achieved with the current embargo that has been placed on development until the Cross Tay Link Road is completed. In fact, this is true for the majority of the development sites in Perth.
- 7.2 The lifting of this embargo is outwith the control of the developers and effectively constrains a site which is otherwise technically viable. This is an entirely unreasonable constraint and therefore makes it impossible for Perth and Kinross Council to provide an adequate supply of housing land to meet the requirements of the Strategic Development Plan. This is at odds with Scottish Planning Policy.
- 7.3 It should be highlighted that the development potential of this site has been historically supported through the Perth Area Local Plan 1995, the Perth Area



Draft Local Plan in 2004, and the Proposed Perth and Kinross Local Development Plan but was only removed, by the Reporter, when the Strategic Development Plan identified settlements in the Core Perth Area for the majority of development.

- 7.4 Representations submitted to TAYplan by the developer and others suggested that options for growth should more clearly define the geography of the Core Perth Area; set ambitious growth targets and recognise the potential of smaller settlements and the contribution they can make to the housing land requirement. This position is maintained and it is argued that the identification of this site for development provides a choice of location, as not everyone wants to live in one of the larger, main settlements. The provision of choice complies with policies of SPP.
- 7.5 The identification of this site would provide the opportunity to resolve infrastructure issues in the settlement and it is considered that the Reporter was wrong to remove this site from the Adopted Plan for this reason. The Reporter previously stated that the significant scale of development would be at odds with the size and role of the settlement, however, it is argued that the scale of development is required to resolve the infrastructure issues that exist as well as maintaining viability of facilities longer term. This includes drainage, and more importantly, it could facilitate the required improvements to the primary school, which is currently nearing capacity. This site provides the ideal opportunity to deliver the required extension. Positive discussions have already taken place with the Community Council regarding the possibly provision of a new community hall delivered as part of the wider development. In terms of other infrastructure, it is considered that there are no technical impediments that cannot be overcome in the development of this site. This complies with SPP in that planning should take a positive approach to enabling high quality sustainable development which can deliver long term economic benefits for the community which will meet housing need and contribute to necessary infrastructure provision.
- 7.6 As well as improving the infrastructure of the settlement, development would provide affordable housing and assist this rural economy by providing homes and employment land together to provide a sustainable settlement. This will protect the long term viability of the settlement. However, there needs to be support and recognition from Perth and Kinross Council, that to provide these benefits, a good choice and mix of marketable locations are essential, supporting improvements to infrastructure as identified by SPP.

7.7 Perth and Kinross Council support the development of Phase 1 with an established principle in favour of development. The remainder of the site and the Phase Two are located immediately adjacent to the existing settlement boundary and can be appropriately masterplanned to accommodate further development needs.

7.8 Identifying both phases of development within any forthcoming Local Development Plan 2, with phase 2 identified for long term future growth, this site can ensure a comprehensive masterplan approach to the delivery of development throughout the LDP period. This provides numerous benefits to the residents of the village including improved community facilities, open space and opportunities for sustainable employment. This would be delivered within a designed landscaped framework and carried out in consultation with Perth and Kinross Council and the local community.

7.9 The position of these sites immediately adjacent to the settlement boundary provides opportunities to access the existing road and footpath network, with convenient access to public transport. A bus service connects Burrelton to the Scone Park and Ride, 8 miles to the south, which provides convenient access to Perth, 7 days a week. The identification of housing land on the bid site would therefore encourage access by sustainable means which complies with SPP.

7.10 It is therefore respectfully requested that this site is identified for the development of the high quality mixed use extension of the settlement. Phase One can be developed in the medium term, with Phase Two appropriate for longer term development. Nevertheless, it is important to identify this now to allow for an overall masterplan approach to be progressed, in order to provide certainty to the local community.

## **8.0 CONCLUSIONS**

8.1 Burrelton is one of the key lowland settlements within the Perth Housing Market Area and although it is not within the Core Perth Area, it is considered that it can assist in the delivery of housing. The settlement therefore has merit for an allocation within the emerging Local Development Plan and a large allocation would allow for the infrastructure constraints to be overcome.

8.2 The principle of development on the site was established through previous Local Plans and the site remains as white land within the settlement boundary. This would allow development to take place now through Local Development Plan policy. However, it is requested that a wider area is identified for medium and

long term development in two phases to allow an appropriately designed mixed use masterplan approach to be developed.

- 8.3 This would provide significant benefits to the local community, by providing a mix of house types, including affordable housing, open space, employment land, as well as a potential extension to the primary school. It would support upgrading of infrastructure in the settlement and provide access to employment opportunities close to housing. This would be provided within a landscape framework, with full consultation with the local community.
- 8.4 The identification of this site for a mix of uses will help deliver the increase in housing land identified in the TAYplan Main Issues Report. The embargo placed on development in the area is an entirely unreasonable restriction placed on the development of sites which are otherwise capable of development, including this land at Burrelton.
- 8.4 The site within and adjacent to the settlement boundary is a logical extension and location for sensitive future development, and it is therefore requested that this land be identified for development in the forthcoming LDP2.



# Perth and Kinross Local Development Plan

## Call for Sites

20 January - 31 March 2015

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

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

### PART 1 APPLICANT AND SITE DETAILS

---

#### 1. Your Details

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

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

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

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

Name	<input type="text" value="Snaigow estates"/>	Postcode	<input type="text"/>
organisation	<input type="text" value="C/O CKD Galbraith LLP"/>	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)

3997

**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 Airtully, PH1 4PH.

**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?

Inclusion of a settlement boundary at Airtully to allow possible residential use, at a scale and density to mirror existing established housing within the village.

## PART 2 ADDRESSING THE SELECTION CRITERIA

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### ENHANCING PLACE

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

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

Please explain how?

The 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.

Airtully does not have a settlement boundary. However, by allowing small scale development in this location, 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 and that preference has been stated by the Council for sites to be put forward in Highland, Strathmore and Strathearn; however, this site provides the opportunity to contribute immediately to the spatial strategy 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.

**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.**

There is no known previous development on the site.

**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.**

Airtully does not have a settlement boundary. However, the subject sites are adjacent to the village and would represent a logical location to allow limited expansion of the village. It is felt that well designed and appropriately scaled and sited housing in this location would be complimentary to the existing building pattern within the village.

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

Perth station is approximately 9.5 miles by road and offers frequent rail links to Inverness, Aberdeen, Edinburgh, Stirling and Glasgow. The nearby village of Stanley, approximately 1.7 miles south of Airtully, also has a bus link to Perth.

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

Careful orientation of housing within the site will be key in maximising opportunities for solar gain. Integrating new development with the existing building group will provide an element of shelter from prevailing winds.

**INFRASTRUCTURE CAPACITY**

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

☐ Water

☐ Sewerage

☐ Electricity

☐ Gas

☐ Telecommunications/Digital

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

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

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

Airntully is a village approximately 1.7 miles north of Stanley, and 9.5 miles north of Perth. Perth station offers direct rail links to Inverness, Aberdeen, Edinburgh, Stirling and Glasgow. Stanley also has a bus link to Perth.

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

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

It is not considered that small scale development in this location will lead to a significant increase beyond current capacity of the existing local 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.

Our client would be happy to submit a more detailed technical site appraisal as part of a detailed application.

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

As mentioned, it is felt that careful development in this location presents a logical extension to the village. The village enjoys an elevated position with superb views. 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, if required, 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 a logical location for limited expansion to the village. 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. Drawings prepared for a previous outline planning application for the site on the north of Airtully also included these sites and detailed new planting, beech/hawthorn hedging and creation of a woodland path to create improved green linkages within the village. Further detailed information on landscaping, planting and boundary treatment can be submitted at a later stage in the planning process.

**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 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).

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

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.

## PART 3 DECLARATIONS

### Action Programme

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

### Further Information

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

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

**Signature**

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

**Signature:**

**Name:**

**Date:**

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

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

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

Further information

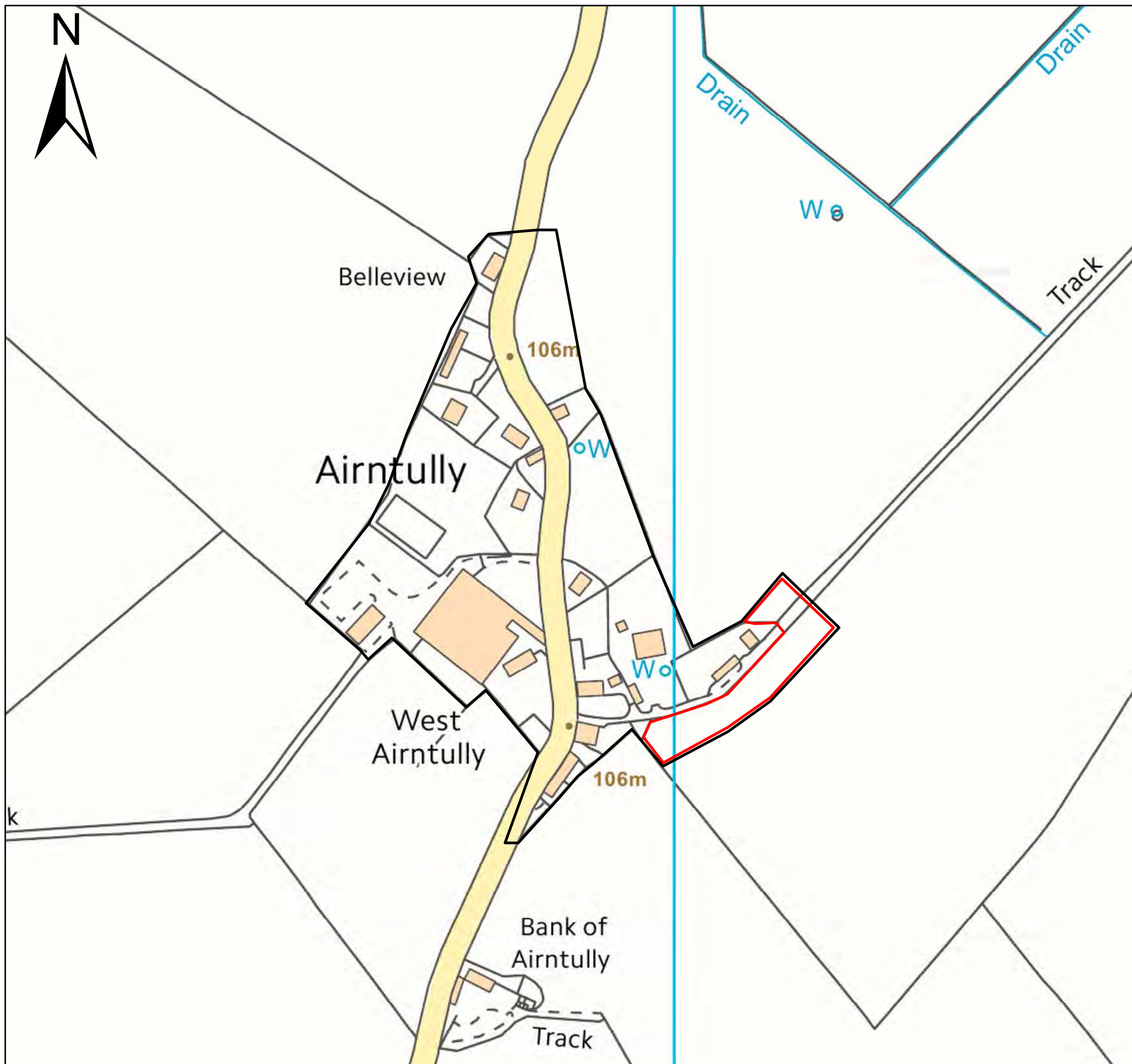
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Completed Submission forms and location plans should be addressed to  
[developmentplan@pkc.gov.uk](mailto:developmentplan@pkc.gov.uk)

Or alternatively by post to:

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

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



# Land at Airntully Plan

0 30 60 120 Meters

1:2,500

- ProposalSite
- ProposedSettlementBoundary

Description-Plan for LDP submission

Date 30/03/2015

**CKD Galbraith**

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

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# Perth and Kinross Local Development Plan

## Call for Sites

20 January - 31 March 2015

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

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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="Snaigow estates"/>	Postcode	<input type="text"/>
organisation	<input type="text" value="C/O CKD Galbraith LLP"/>	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)

0.26

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 north of Airtully, PH1 4PH.

**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?

Inclusion of a settlement boundary at Airtully to allow possible residential use, at a scale and density to mirror existing established housing within the village.



## 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.

Airtully does not have a settlement boundary. However, by allowing small scale development in this location, 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?**

This proposal will help sustain the village and as such should be supported.

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

N/A.

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

N/A.

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

N/A.

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

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

It is acknowledged that the majority of requirements of the spatial strategy will be met by larger residential allocations and that preference has been stated by the Council for sites to be put forward in Highland, Strathmore and Strathearn; however, this site provides the opportunity to contribute immediately to the spatial strategy 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.

**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.**

There has been no previous development on this site.

**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.**

Airtully does not have a settlement boundary. However, the subject site is adjacent to the village and would represent a logical location to allow limited expansion of the village. It is felt that well designed and appropriately scaled and sited housing in this location would be complimentary to the existing building pattern within the village.

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

Perth station is approximately 9.5 miles by road and offers frequent rail links to Inverness, Aberdeen, Edinburgh, Stirling and Glasgow. The nearby village of Stanley, approximately 1.7 miles south of Airtully, also has a bus link to Perth.

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

Careful orientation of housing within the site will be key in maximising opportunities for solar gain. Integrating new development with the existing building group will provide an element of shelter from prevailing winds.

**INFRASTRUCTURE CAPACITY**

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

☐ Water

☐ Sewerage

☐ Electricity

☐ Gas

☐ Telecommunications/Digital

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

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

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

Airntully is a village approximately 1.7 miles north of Stanley, and 9.5 miles north of Perth. Perth station offers direct rail links to Inverness, Aberdeen, Edinburgh, Stirling and Glasgow. Stanley also has a bus link to Perth.

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

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

It is not considered that small scale development in this location will lead to a significant increase beyond current capacity of the existing local 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.

Our client would be happy to submit a more detailed technical site appraisal as part of a detailed application.

## SAFEGUARD GREEN INFRASTRUCTURE

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

As mentioned, it is felt that careful development in this location presents a logical extension to the village. The village enjoys an elevated position with superb views. 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, if required, 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 a logical location for limited expansion to the village. 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. Drawings prepared for the previous outline planning application detailed new planting, beech/hawthorn hedging and creation of a woodland path to create improved green linkages within the village. Further detailed information on landscaping, planting and boundary treatment can be submitted at a later stage in the planning process if required.

### 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 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).

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

## PART 3 DECLARATIONS

### Action Programme

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

### Further Information

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

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

**Signature**

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

**Signature:**

**Name:**

**Date:**

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

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

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

Further information

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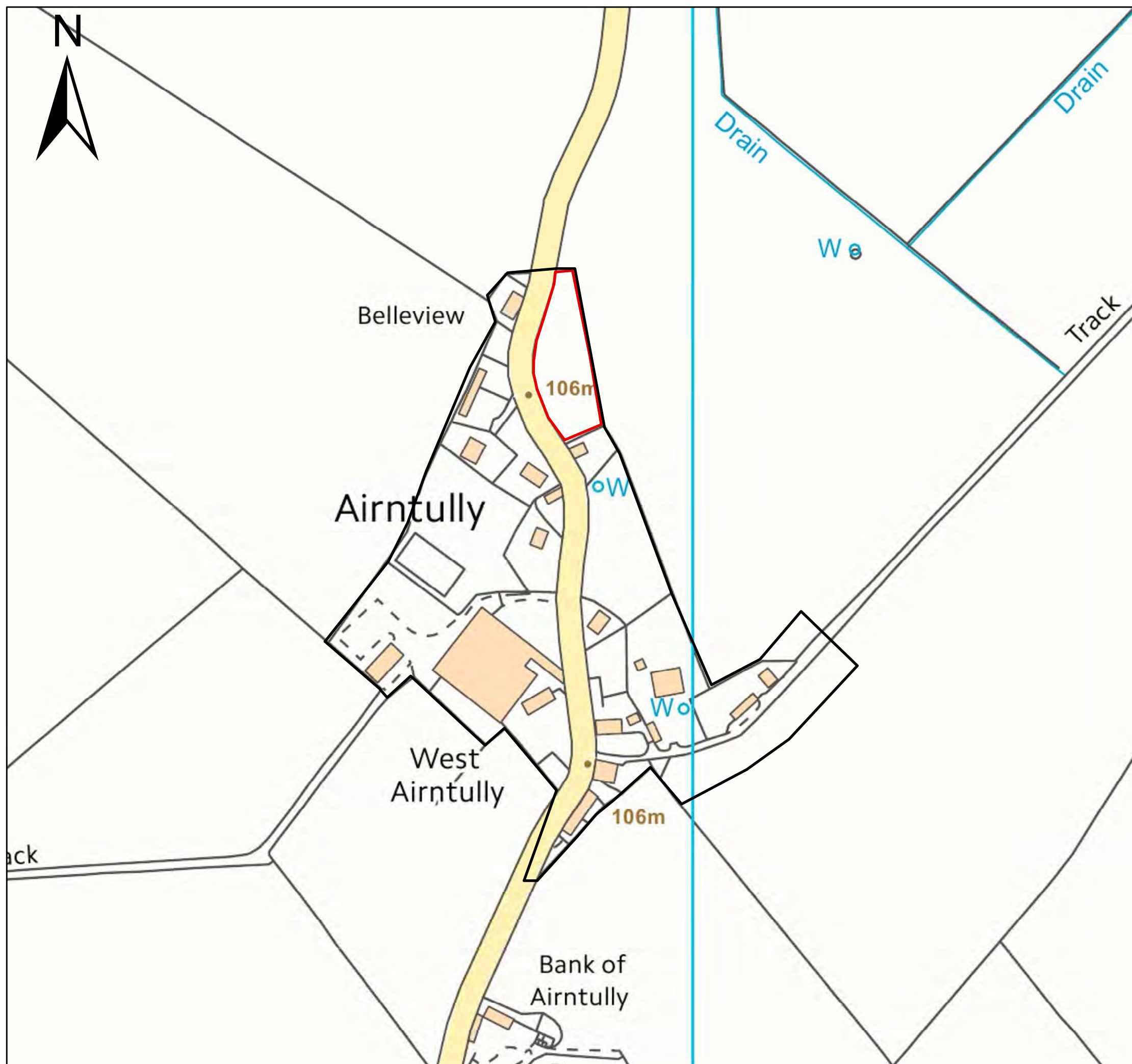
Completed Submission forms and location plans should be addressed to  
[developmentplan@pkc.gov.uk](mailto:developmentplan@pkc.gov.uk)

Or alternatively by post to:

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

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





# Land at Airntully Plan

0 30 60 120 Meters

1:2,500

- Proposed Settlement Boundary
- Proposal Sites

Description-Plan for LDP submission

Date 30/03/2015

**CKD Galbraith**

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

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# Perth and Kinross Local Development Plan

## Call for Issues

20 January - 31 March 2015

This form should be used to make a submission to the call for issues process to raise awareness of an issue for consideration in the review of the Perth and Kinross Local Development Plan. Requested information should be concise and to the point.

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

### PART 1 APPLICANT AND SITE DETAILS

#### 1. Agents Details (if any)

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

#### 2. Your details

Name	<input type="text" value="KEIK DSE"/>
Company	<input type="text" value="-"/>
Building No./Name	<input type="text" value="-"/>
Address	<input type="text" value="REDACTED"/>
Town/ City	<input type="text" value="REDACTED"/>
Postcode	<input type="text" value="REDACTED"/>
Telephone	<input type="text" value="REDACTED"/>
Mobile	<input type="text" value="REDACTED"/>
Email	<input type="text" value="REDACTED"/>

#### 3. Who is the main contact for this submission?

☐ Agent ☒ You

## PART 2 IDENTIFYING ISSUES

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### CLIMATE CHANGE

**4. Our neighbourhoods and buildings should be planned and designed to cope better with bigger ranges of temperature and rainfall. We need to plan for more rain and greater flood risk, as well as possible drought in some years.**

**Do the Environmental Protection and Public Safety policies [EP1](#) & [EP2](#) (and associated [Supplementary Guidance](#)) of the existing Local Development Plan (LDP) adequately address this issue?**

- ☐ Yes  
☐ No  
☒ Don't know

If no, tell us what change you would like to see, and why?

### HEALTHIER LIVES

**5. People's health and wellbeing directly affect their quality of life. The existing LDP has policies aimed at improving people's quality of life. These include, for example Placemaking ([PM1](#) & [PM2](#)) and Green Infrastructure ([NE4](#)).**

**Do you think these policies and the associated Supplementary Guidance (currently only available for [Green Infrastructure](#)) need improving?**

- ☐ Yes  
☐ No  
☒ Don't know

If yes, please tell us what change you would like to see and why?



BUSINESS, TOURISM AND LESIURE

6. Do the existing LDP policies ([ED1-5](#)) adequately protect the existing employment sites and businesses?

- ☐ Yes  
☒ No  
☐ Don't know

If no, please tell us what you consider should change and why?

SEE ACCOMPANYING LETTER

7. Do the existing LDP policies ([ED1-5](#)) adequately encourage new employment sites and businesses?

- ☐ Yes  
☒ No  
☐ Don't know

If no, please tell us what you consider should change and why?

SEE ACCOMPANYING LETTER.

CITY AND TOWN CENTRES

8. New Government guidance aims to strengthen the role of Town Centres. Do you consider the existing policies in the LDP ([RC1-4](#) and [RD2](#)) already support vibrant city and town centres?

- ☐ Yes  
☐ No  
☒ Don't know

If no please tell us for which town(s) and why you consider this to be the case.

#### RESIDENTIAL DEVELOPMENT

9. Do policies [RD1-6](#) provide a satisfactory framework for consideration of residential development within Perth & Kinross?

- ☐ Yes  
☒ No  
☐ Don't know

Please give your reason(s) for your answer.

THEY ASSUME ZONED LAND WILL BE DEVELOPED INTO HOUSES.

#### LOW CARBON TRAVEL, HEAT AND POWER

10. Given the Government's demanding legal targets to reduce Greenhouse gas emissions by at least 80% by 2050, with an interim target of 42% reduction by 2020. Do the Environmental Resources policy [ER1](#), Transport policy [TA1](#) and Climate Change, Carbon Reduction and Sustainable Construction policy [EP1](#) of the existing LDP need updating to enable Perth & Kinross Council to fulfill its obligations in this respect?

- ☐ Yes  
☐ No  
☒ Don't know

If yes, please tell us what changes you consider would be appropriate and why?

#### RESOURCE SECURITY

11. Existing policy [ER3](#) of the LDP already aims to protect natural resources from development. How should the new LDP manage the issue of shale gas extraction ("fracking") and coal bed methane extraction?

**12. Are other Natural Resources adequately protected by the LDP Policies (ER3)?**

- ☒ Yes  
☐ No  
☐ Don't know

If no, explain what aspects of the policy you consider should be altered and why?

**GREEN/BLUE NETWORKS**

Green/Blue spaces and networks include any area of open space whether public or private; gardens, parks, woodlands and hedgerows. These are all important. It also includes water systems such as rivers, lakes and ponds, and the coastline. Networks refer to the interlinking of these spaces and features all of which have a host of benefits, for both people and biodiversity, e.g. Being utilised for travel to work (such as a footpath network), for leisure (e.g. parkland, woodland, sea-shore) or perhaps providing a habitat for important species.

**13. Do the existing policies (NE1-6) and associated Supplementary Guidance of the LDP adequately protect and promote green and blue networks?**

- ☐ Yes  
☐ No  
☒ Don't know

If you answered no, please help us by explaining how they should be changed, and your reason(s).

**OTHER ISSUES**

**14. Have we missed any land use planning issue which you consider the revised LDP2 should cover?**

- ☐ Yes  
☐ No  
☒ Don't know

If yes, please detail below, and give reasons for your suggestion(s).

#### SUPPLEMENTARY GUIDANCE

15. Does the existing LDP have the right balance between Policies and [Supplementary Guidance \(SG\)](#), and does the SG cover the right topic areas?

- ☐ Yes  
☐ No  
☒ Don't know

If no, please detail how you think the balance should change &/or which topic areas should be included/excluded, together with your reason(s).

### PART 3 DECLARATIONS


---

- ☒ I/the agent accept that details of these issues may be publicised as part of consultation on this and future phases of the preparation of the Local Development Plan.

#### Signature

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

Signature:



Name:

KEIK DOE

Date:

30.03.2015

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

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

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

Further information

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

Or alternatively by post to:

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

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



30<sup>th</sup> March 2015

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

Keir Doe  
Muirhouses Farm  
Grange  
Errol  
Perthshire PH2 7TB

Dear Sir/Madam

**LDP Call for Sites: Extension of Errol Airfield/Grange Settlement Boundary at Muirhouses Farm**

My family own Muirhouses farm which lies into the village of Grange.

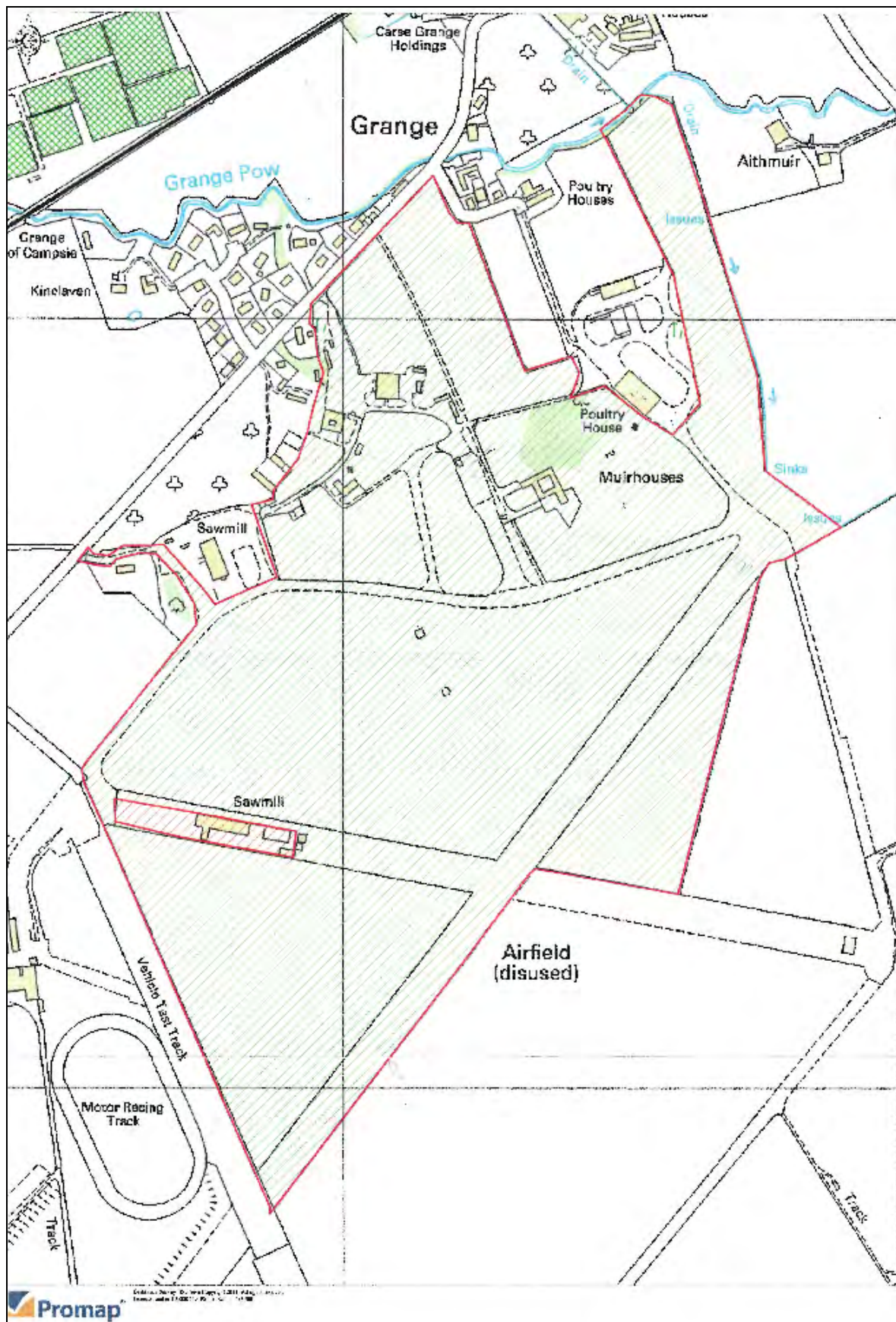
The majority of RAF Errol Airfield (including the main runway, a taxi runway, sheds & hangers and control tower) are located on Muirhouses farm. Accordingly, a large proportion of the farm is brownfield and of limited agricultural use.

At Muirhouses farm, approximately 8.4 acres of land has been zoned for Residential & Employment use, whilst approximately 3.7 acres has been zoned as open space/community orchard in the adopted LDP. Please refer to Map 1 below. This map is also attached.

Map 1: Land zoned in the LDP & 2 potential sites to be zoned in the proceeding LDP



Map 1: Map illustrating the extent of Muirhouses farm



## **Sites being promoted for zoning and inclusion in the LDP**

We would request that the both sites which were zoned in the adopted LDP (8.4 acres zoned for Residential & Employment use and 3.7 acres for Open Space/Community Orchard) are brought forward into the proceeding LDP. We also request that two additional sites are also zoned and incorporated into Errol Airfield/Grange settlement boundary. Both sites are identified on Map 1 on the first page and attached.

### **Site 1:**

Site 1 extends to approximately 10.2 acres. It forms part of a field – a third of which is already zoned for Residential & Employment use and included in the Errol Airfield/Grange settlement boundary. A large proportion of this field is hard standing – in the form of plane parking bays, sheds and access roads/runways.

A taxi runway which delineates the southern boundary of the site and mature trees and hedging which run along the eastern boundary form a robust landscape framework and logical settlement edge.

### **Site 2:**

Site 2 extends to approximately 8.1 acres. It is sandwiched between the existing settlement and areas which have been zoned for Residential & Employment uses and is a logical zoning and inclusion in the settlement boundary. Furthermore, it also connects zoned areas which are outlying and have little physical relationship with the settlement.

## **Issues emerging since the LDP**

Since the LDP was published, there are a number of issues which have emerged and require to be considered. These include:

1. Insufficient zoning allocation at Muirhouses Farm
2. Critically poor condition of the industrial units
3. Zoning of sporadic and remote brownfield sites on adjacent land
4. Green Space/Community Orchard zoning
5. Sustainable Community

### **1.0 Insufficient zoning allocation at Muirhouse Farm**

There are approximately 22 industrial units at Muirhouses farm which provide accommodation for 13 business tenants (some of which occupy more than one unit). We have not have a vacant unit for 5 years and some of our tenants have been in situ for in excess of 30 years.



Whilst we welcome the zoning of 8.4 acres of land for Residential & Employment use, it is inadequate in terms of space and sufficient enabling development to allow us to develop the site and construct new industrial units for our existing business tenants.

In the Errol Airfield/Grange section of the adopted LDP, it states: ***‘A mixed use area is identified in the core of the settlement and contains a scattering of houses and employment uses. This provides a useful source of low rent business accommodation although the units are now reaching the end of their useful life. A scheme to upgrade these units would be welcomed particularly where this continues to provide low cost units. The provision of a small number of houses in mixed use areas is acceptable provided the prominent character of the area remains for employment users.’***

The employment area which provides low rent business accommodation in the settlement core, is indeed **entirely** contained within the industrial units at Muirhouses farm. The other brownfield areas on the adjacent land which are zoned for Residential & Employment use are currently disused, ruinous and presently do not provide any accommodation for industrial tenants. As such, it is imperative that additional land is zoned to allow us to not only provide adequate space to build purpose built industrial units, but also a sufficient amount of land which enables us to sell some of it off for residential development and cross fund the construction of new industrial units/low rent business accommodation.

## **2.0 Critically poor condition of the industrial units**

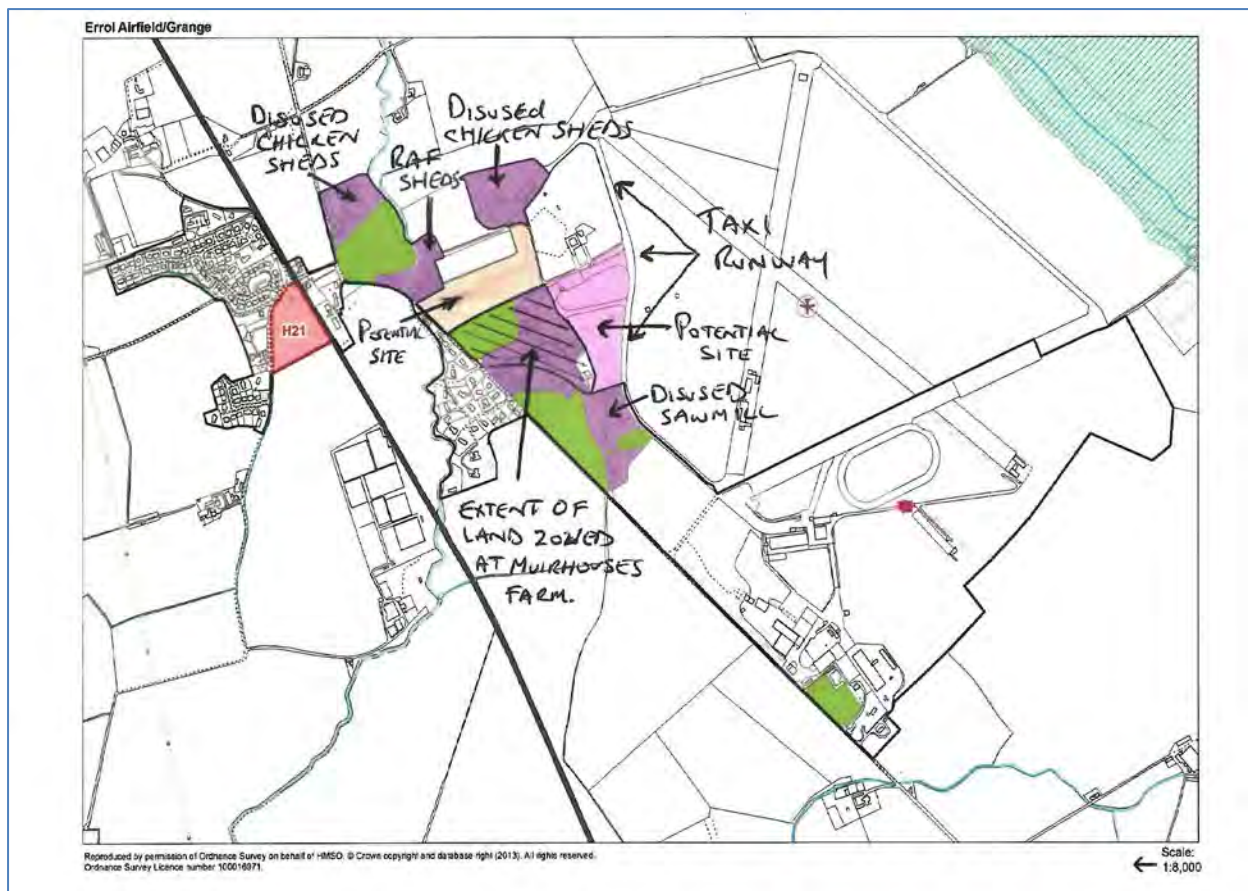
The sheds and hangers which house our industrial tenants were constructed in 1939 and were only intended to be temporary buildings. Seventy six years on, the buildings have significantly outlasted their intended lifespan. Consequently, they are in a poor state of repair. Aesthetically, they are also becoming an eye soar.

## **3.0 Zoning of sporadic and remote brownfield sites on adjacent land**

In addition to some of our brownfield land being zoned, a number of hard standing areas/brownfield sites (disused sawmill and chicken sheds) on adjacent land have also been zoned for residential & employment use.

Some of the zoned brownfield sites are remote and disconnected from the settlement – see Map 3 on the proceeding page. By zoning the two sites which we are promoting (in addition to the land which is already zoned within the adopted LDP), this will connect these remote areas up, provide a more compact settlement and ensure a better sense of place.

Map 3: Errol Airfield/Grange Settlement Map



#### 4.0 Green Space/Community Orchard zoning

As identified on Map 1, approximately 3.7 acres has been zoned as Green Space/Community Orchard. This was suggested by myself during the last LDP consultation, although was part of a proposal to zone a larger accompanying area of the farm for Residential & Employment use.

However, with only 8.4 acres zoned for Residential and Employment use and our commitment to providing purpose build industrial units for our existing tenants, it is not viable for us to also deliver/provide a green space/community orchard. Accordingly, in order to make the green space/community orchard achievable, additional land requires to be zoned on the farm for Residential & Employment use.

The Green Space/community orchard is also well placed/positioned in what has become the core of the settlement.

#### 5.0 Sustainable Community

Planning consent has been secured for 240 houses on part of the airfield on Morris Leslie's land. This consented area has been incorporated into the settlement boundary. This further stretches and disperses the settlement and creates a more pressing requirement for a green space in the centre of the settlement for community

use and development of some of the gap sites in and around the core of the settlement.

If the Council are genuinely intent on seeing the former RAF buildings demolished, the area re-developed and new low rental income units provided, they require to zone more land for Residential and Employment use at Muirhouses Farm.

We request that this letter and the comments made on the accompanying form are taken into consideration.

Yours Faithfully,

Keir Doe MRTPI MRICS



# Perth and Kinross Local Development Plan

190

## Call for Sites

20 January - 31 March 2015

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

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

### PART 1 APPLICANT AND SITE DETAILS

#### 1. Your Details

Name	<input type="text" value="C. Newton"/>
Organisation/ Community Council	<input type="text" value="Bell Ingram"/>
Building No./Name	<input type="text" value="Durn"/>
Address	<input type="text" value="Isla Road"/>
Town/City	<input type="text" value="Perth"/>
Postcode	<input type="text" value="PH2 7HF"/>
Telephone	<input type="text"/>
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="Robert Morgan"/>	Postcode	<input type="text"/>
organisation	<input type="text"/>	Telephone	<input type="text"/>
Building No./Name	<input type="text" value="c/o Bell Ingram"/>	Mobile	<input type="text"/>
Address	<input type="text"/>	Email	<input type="text"/>
Town/City	<input type="text"/>		

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

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

- ☒ You      ☐ Developer      ☐ Land Owner  
☐ Other

**5. Site Area**

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

Hectares (ha)

Square Metres (sq m)

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

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

Land to the south-east of Ballindean.

**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?

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 provision of housing in this location on the edge of an existing village would meet TayPlan's requirement for a generous and flexible supply of housing land. It would meet the need for more rural housing to support the continued viability of rural shops and community services for the benefit of existing and future generations.

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

See above.

**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 land is outwith the housing market areas where sites are currently being sought. The land could however contribute in the longer term to providing a flexible supply of housing in an accessible and sustainable rural location.

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

☒ Yes      ☐ No

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

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

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

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

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

N/A

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

N/A

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

No.

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

The land at Ballindean is suitable for housing on the edge of the existing settlement and would be seen in the context of the existing built development within the landscape.

**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 within easy access of the A90 trunk road to Perth and Dundee, including the public transport which currently serves the surrounding areas.

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

The land is predominantly south facing and a layout could be design to make best use of the slope 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 within easy access of the Perth and Dundee by road, with connections to the rail 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.

We are not aware of any development constraints.

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

The landscape character would be unaffected by a small scale residential development because it would be seen within the context of the buildings in the existing settlement.

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

The 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.

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

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

N/A

DELIVERABILITY IN THE PLAN PERIOD

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

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

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

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

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

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

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

The site is within a single ownership and could be released for development as and when required.

## PART 3 DECLARATIONS

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### Action Programme

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

### Further Information

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

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

**Signature**

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

**Signature:**

**Name:**

**Date:**

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

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

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

Further information

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

Or alternatively by post to:

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

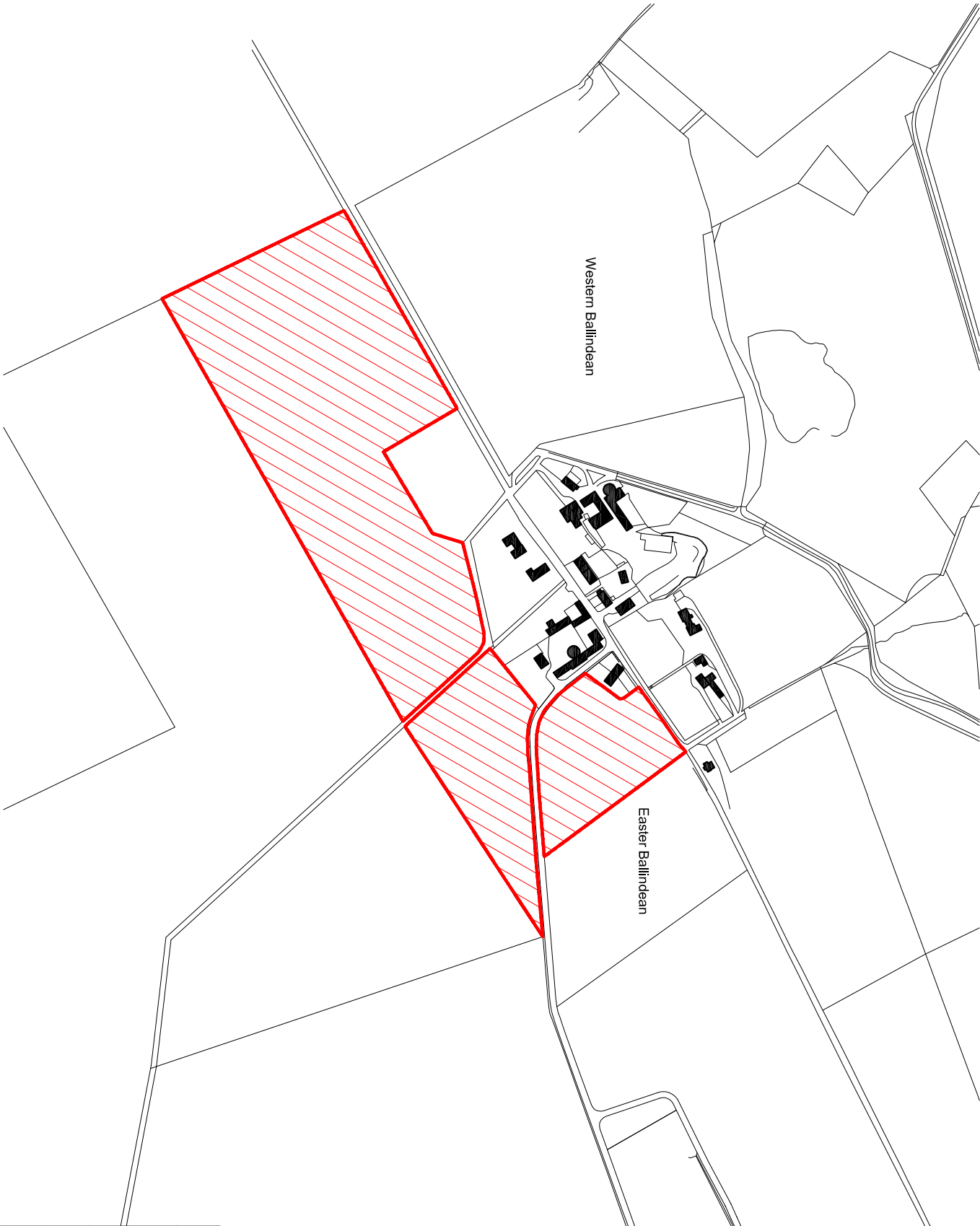
The Call for Sites process will run from Tuesday 20 January 2015 for 10 weeks. Completed Submissions must be received by Tuesday 31 March 2015.






Legend

Proposed Site



Revision	Date
-	00-00-00



Client Mr Robert Morgan			
Project Call for Sites			
Title Land to the West, South and East of Ballindean			
Branch Perth		Telephone 01738 621 121	
Drawn KJL	Date 31/03/15	Dwg Size A4	Checked KJL
Job No. M2910	Scale 1:5000		
Dwg No. L(EX)002	Rev		
<div><div></div><div>Building Standards Approved Designer</div></div>			

Location Plan @ 1:5000





# Perth and Kinross Local Development Plan

## Call for Sites

20 January - 31 March 2015

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

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

### PART 1 APPLICANT AND SITE DETAILS

---

#### 1. Your Details

Name	<input type="text" value="Catherine Newton"/>
Organisation/ Community Council	<input type="text" value="Bell Ingram"/>
Building No./Name	<input type="text" value="Durn"/>
Address	<input type="text" value="Isla Road"/>
Town/City	<input type="text" value="Perth"/>
Postcode	<input type="text" value="PH2 7HF"/>
Telephone	<input type="text" value="01739621121"/>
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="P. Methven"/>	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)

4.3

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 between Burnside Road and  
Pitskelly House, Balbeggie.

**7. Current and Proposed Land Use**

Please describe the current designation and use of the site:

Agricultural fields.

What land use would you like the site considered for?

Housing.

## PART 2 ADDRESSING THE SELECTION CRITERIA

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### ENHANCING PLACE

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

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

Please explain how?

The development of the site for housing would provide new homes on the edge of Balbeggie which has a good range of community facilities including shops and a school. It is a sustainable location which would support the future economic prosperity of the village and the future generations.

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

See above.

**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 has the potential to meet land supply needs up to 2028 and beyond now that the Cross Tay Link Road is a committed project.

**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 neighbouring uses are predominantly residential and the proposed use would be compatible.

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

The proposed use would extend the existing village and would be in keeping with the character of the area.

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

The site is located on the A94 Perth to Coupar Angus road which has good public transport links vis existing bus services.

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

The site layout could be designed to make best use of solar gain and 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 easily accessible to the A94 Perth to Coupar Angus Road, linking with the road network beyond.

**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 is a small water course, Balgray Burn which runs along the northern edge of the site. A flood risk assessment would be need at the time of a planning application to determine the extent of the flood risk.



SAFEGUARD GREEN INFRASTRUCTURE

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

New housing development would be seen against a backdrop of the existing village and there would be no adverse effect on the landscape character.

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

The layout could incorporate links 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.

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

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

N/A

## DELIVERABILITY IN THE PLAN PERIOD

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

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

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

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

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

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

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

The site is in single ownership and could be released for development as required. The owner is seeking to bring the availability of the site to the Council's attention at an early stage now that the Cross Tay Link Road is now a committed project.

## PART 3 DECLARATIONS

### Action Programme

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

### Further Information

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

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

**Signature**

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

**Signature:**

**Name:**

**Date:**

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

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

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

Further information

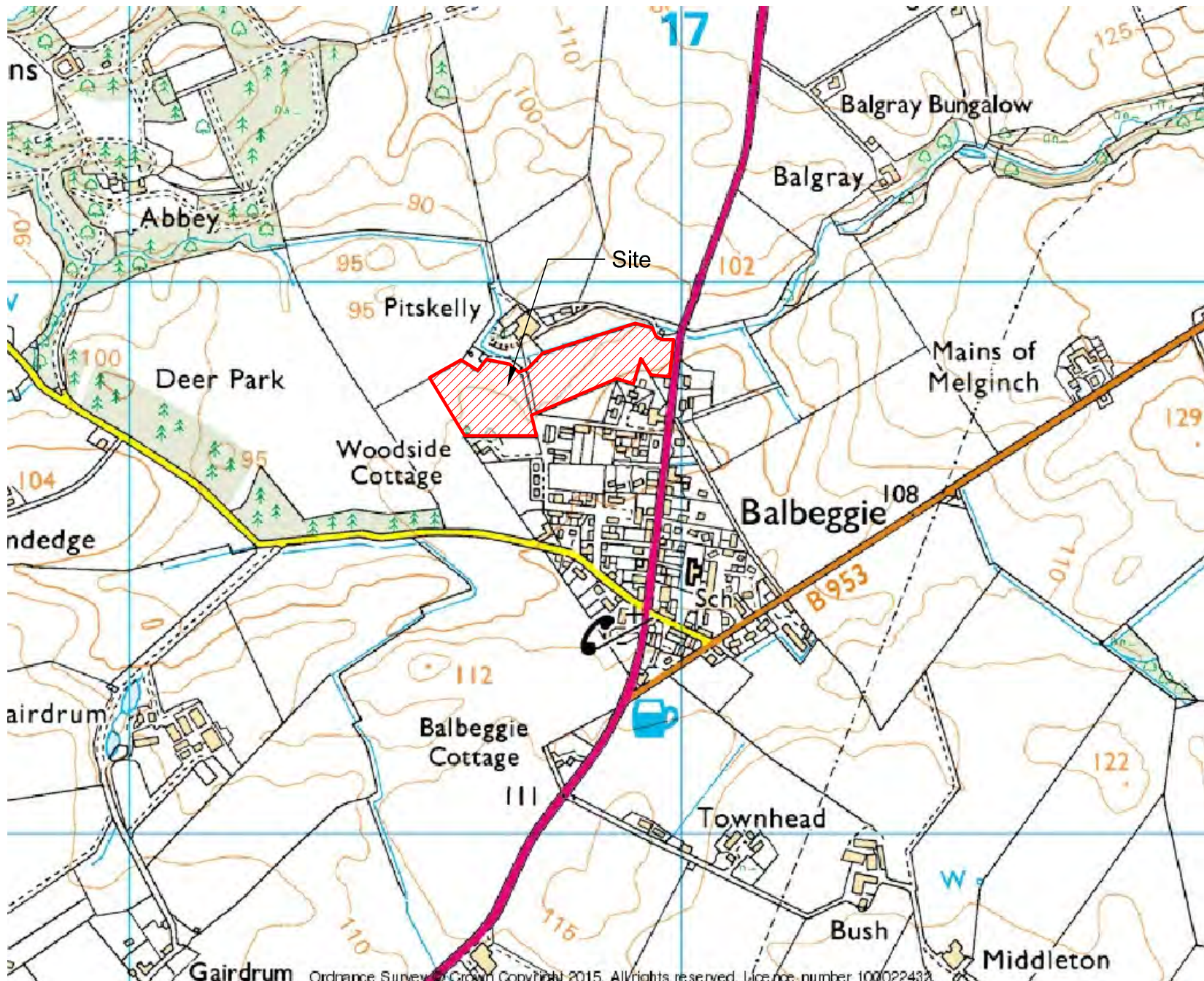
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Completed Submission forms and location plans should be addressed to  
[developmentplan@pkc.gov.uk](mailto:developmentplan@pkc.gov.uk)

Or alternatively by post to:

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

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



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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



Revision  
- - - - -

Date  
00-00-00



Client Miss J P C Methven			
Project Call for Sites			
Title Land between Burnside Road + Pitskelly House			
Branch Perth		Telephone 01738 621 121	
Drawn KJL	Date 27/03/15	Drg Size A4	Checked KJL
Job No. M3972	Scale 1:10000		
Drg No. L(EX)001	Rev		





# Perth and Kinross Local Development Plan

201

## Call for Sites

20 January - 31 March 2015

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

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

### PART 1 APPLICANT AND SITE DETAILS

#### 1. Your Details

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

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

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

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

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

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

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

- ☒ You      ☐ Developer      ☐ Land Owner  
☐ Other

**5. Site Area**

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

Hectares (ha)

Square Metres (sq m)

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

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

Land to west of Inchcoonans Farm  
Cottage, Errol, Perth, PH2 7RB.

**7. Current and Proposed Land Use**

Please describe the current designation and use of the site:

Disused agricultural shed with hard-standing and open ground.

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.

The proposal also presents an opportunity to significantly improve the current landscape quality of the site. This is particularly relevant to the strategic objective of creating a safe and sustainable place for future generations.

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

Development in this location will allow the landscape of this site (a substantial agricultural building with hardstanding and open ground) to be improved and enhanced through careful siting and landscaping within the site, which will allow it to integrate better with the surrounding countryside. It is anticipated that developer contributions will be sought for development in this location. This proposal will help sustain the nearby village of Errol, improve the natural environment and as such should be supported.

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

N/A.

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

N/A.

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

N/A.

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

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

It is acknowledged that the majority of requirements of the spatial strategy will be met by larger residential allocations and that preference has been stated by the Council for sites to be put forward in Highland, Strathmore and Strathearn; however, this site provides the opportunity to contribute immediately to the spatial strategy 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.

**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.**

There is currently a substantial agricultural building on site with hard-standing and as such, this should be treated as a brownfield site. Policy RD3 of the current adopted local plan states that the Council will support proposals for the erection of single houses and groups of houses where the site proposed makes use of development on rural brownfield land. The adopted LDP also acknowledges that Scottish government guidance and good planning practice encourage new development to utilise brownfield land where possible, but that brownfield sites are extremely limited in Perth and Kinross. No development in this location will lead to further deterioration of the site, and as such, development in this location should be supported.

While Policy RD3 would support development of a brownfield site, as a larger rural site it is considered an allocation in the LDP would be a better means of managing development on the site.

Our client would be happy to submit a more detailed technical site appraisal as part of a detailed application if required.

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

As mentioned, there is at present a substantial agricultural building and area of hardstanding on the site. This presents a fairly low quality of built environment and poor connectivity between the building and surrounding countryside. It is not proposed that the building would be re-used. It is felt that no development in this location will lead to further deterioration of the building and the site, and as such, development in this location should be supported.

**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 not within a settlement boundary but is adjacent to an existing dispersed building group. It is felt that well designed and sited housing in this location would be complimentary to the existing building pattern and also improve the landscape quality of the site.

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

Stagecoach operate a bus service within walking distance of the site which provides a connection to Perth, Dundee and Errol.

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

Careful orientation of housing within the site will be key in maximising opportunities for 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 servicing the site.

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

The site can be accessed directly by an adopted road which connects the A90 to the village of Errol. Perth train station is 12.5 miles west of the site, and provides direct rail services to Dundee, Stirling, Edinburgh, Glasgow and Inverness. Invergowrie train station is approximately 10 miles east by 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.

The site can be accessed directly from an adopted road. It is not considered that this proposal would generate a significant amount of traffic. It is anticipated that developer contributions would be sought for development in this location.

#### 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 section of the southern part of the site is crossed by overhead lines. Our client would be happy to submit a more detailed technical site appraisal as part of a detailed application.

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

As mentioned, it is felt that careful development in this location will offer an opportunity to significantly improve the landscape character of the site. The site comprises a substantial disused agricultural building, which is immediately surrounded by hardstanding and open ground beyond. The site is abutted by two clear physical boundaries - the railway to the north and the road to the east. It is considered that sensitive development and landscaping in this location will integrate with the existing building pattern and also provides an opportunity to significantly improve the landscape quality of the site. A landscape assessment can be submitted at a later stage if required, but it is considered the present landscape is sufficiently robust to accommodate sensitive development in this location, which offers an opportunity to improve the existing landscape quality.

**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 comprises a substantial disused agricultural building, hardstanding and open ground - there is very little interface at present between the building on site and the surrounding countryside/green space. It is considered that enabling sensitive development in this location will integrate with the existing building pattern and also provide an opportunity to significantly improve the landscape quality of 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.

**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).

This site provides the opportunity to contribute immediately to the housing land requirement. TAYplan states that 'Local Development Plans shall allocate sufficient land to ensure a generous supply of effective housing sites and to provide for flexibility and choice' and also to 'ensure that the mix of housing type, size and tenure meets the needs and aspirations of a range of different households throughout their lives'. Furthermore, the current adopted LDP is supportive of proposals for the erection of houses and groups of houses on rural brownfield land. The site meets these criterion and development in this location should be supported.

## PART 3 DECLARATIONS

---

### Action Programme

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

### Further Information

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

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

**Signature**

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

**Signature:**

**Name:**

**Date:**

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

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

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

Further information

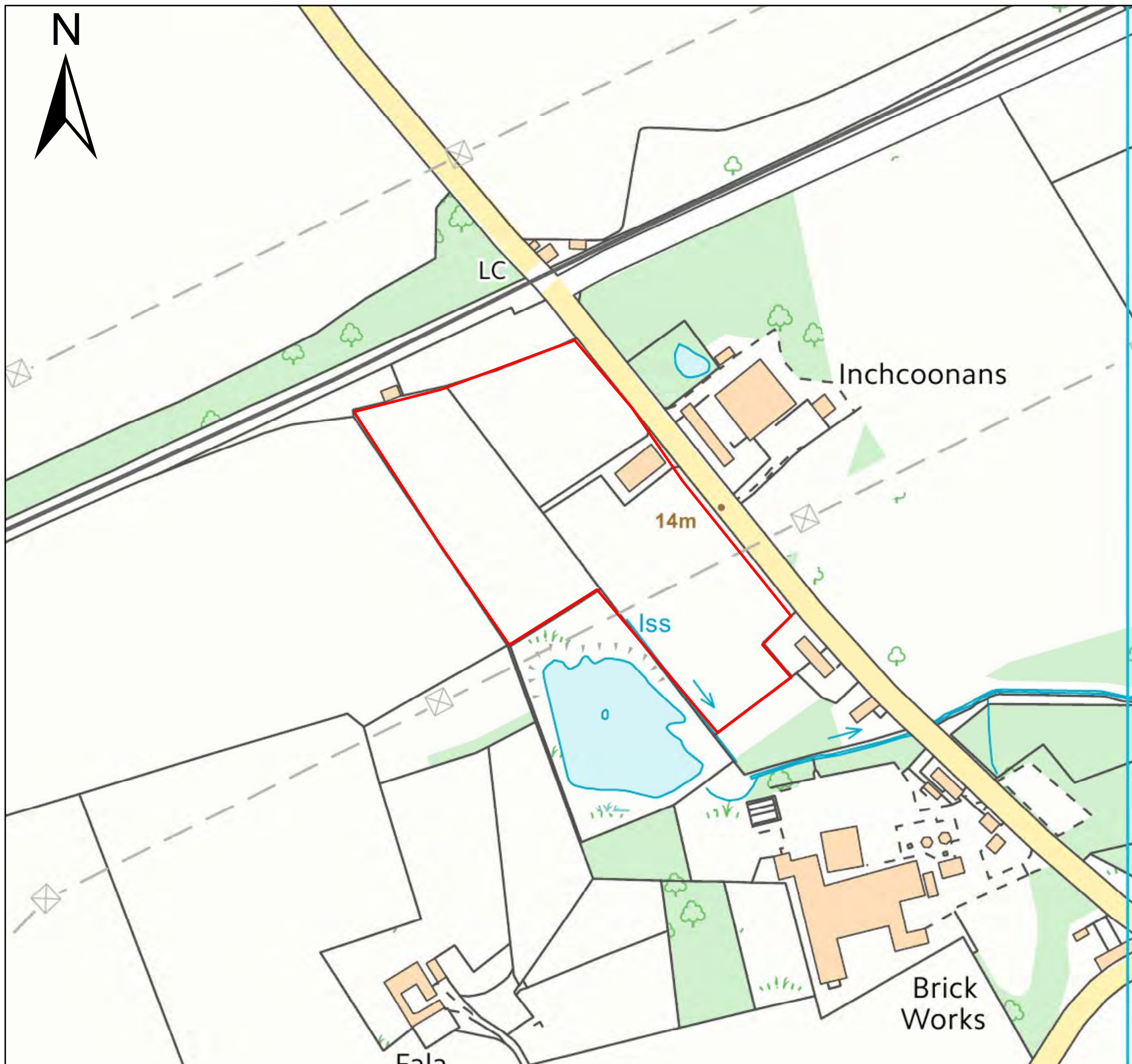
---

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

Or alternatively by post to:

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

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



# Land at Inchcoonans Plan

0 30 60 120 Meters

1:2,500



Proposal Site

Description-Plan for LDP submission

Date 31/03/2015

**CKD Galbraith**

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

Tel: 01738 451 111 Fax: 01738 451 900

Email: perth@ckdgalbraith.co.uk

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# 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	Corinne MacDougall
Organisation/ Community Council	Bidwells
Building No./Name	5
Address	Atholl Place
Town/City	Perth
Postcode	PH1 5NE
Telephone	01738 630666
Mobile	
Email	corinne.macdougall@bidwells.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	Zurich Assurance Limited	Postcode	
organisation		Telephone	
Building No./Name		Mobile	
Address	c/o Bidwells	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)

3.6

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 at Highfield Place/Church Field,  
Bankfoot

**7. Current and Proposed Land Use**

Please describe the current designation and use of the site:

Two arable fields currently in temporary grass

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?

- Opportunity to create an attractive area to live for a younger population
- Opportunity to build upon the existing Bankfoot community
- Opportunity to contribute to education requirements

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

- Opportunity for developer contribution to be made i.e. Affordable Housing
- Opportunity to provide a solution in accommodating growth in Bankfoot which will be important in sustaining village amenities i.e. village shop, play facilities

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

No

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

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.

Bankfoot lies within the Perth Core Area.

The site is free from constraints, is fully effective and can make an early contribution to the supply of much needed housing. The site is not dependent on the CLTR

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

☐ Yes      ☐ No

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

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

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

N/A

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

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

N/A

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

N/A

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

N/A

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

The site lies adjacent to residential land use and there is linkage to existing housing areas of the village for pedestrian and vehicular access. Bankfoot is a well served settlement with a post office, primary school, public house and general stores.

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

The proposed residential land use is compatible with the adjacent housing estate. A Masterplan would be developed to ensure that any future housing layout could be sensitively integrated into its environs. Opportunity to masterplan this area with the neighbouring land to the north and north east of Bankfoot.

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

The site is located within five minutes walking distance of the nearest bus stops. The majority of services are operated by Stagecoach and the centre of Perth is around a 30 minute journey from Bankfoot. (Refer to WSP access appraisal)

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

A Masterplan would be developed to ensure that the layout makes best use of solar gain.  
The site is not known to be exposed to prevailing winds. Part of the site is south facing and there is a real opportunity to use eco building methods to take advantage 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 approach has been made to utility providers

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

Excellent connection to the A9. Seven miles north of Perth.  
There is a prescriptive right of vehicular access over Highfield Place and from Innewan Gardens (refer to plan).  
  
Dunkeld has the closest railway station.

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

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

WSP access appraisal

#### 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 minimal physical constraints affecting the site such as flood risk, access, ground stability, contamination aspect.  
There are no overhead power lines.

## SAFEGUARD GREEN INFRASTRUCTURE

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

The site is located on the settlement edge of Bankfoot adjacent to the A9. The wider landscape character comprises farmland and lowland hills. The extension of the settlement into the site will have no detrimental effect on the landscape character of the wider area.

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

Landscape fit is a key consideration. Future development of the site would be subject to a Masterplan to ensure integration and connection to the existing settlement and minimise any landscape and visual impact of new development

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

Please give details.

☐ Yes ☐ No

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

N/A

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

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

N/A

## DELIVERABILITY IN THE PLAN PERIOD

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

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

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

N/A

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

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

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

The site meets the tests of effectiveness as set out in PAN2/2010 in that:

- The site is in the hands of an owner who can release the land for development, and it can be developed within the plan period. Housing is the sole preferred use of the site.
- The site is free from constraints such as aspect, topography, flood, ground stability and access, and is free from contaminants.
- No public funding is required to open the site for development and any infrastructure required can be reasonably provided.

## PART 3 DECLARATIONS

### Action Programme

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

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

**Signature**

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**Signature:**

**Name:**

**Date:**

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

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

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

Further information

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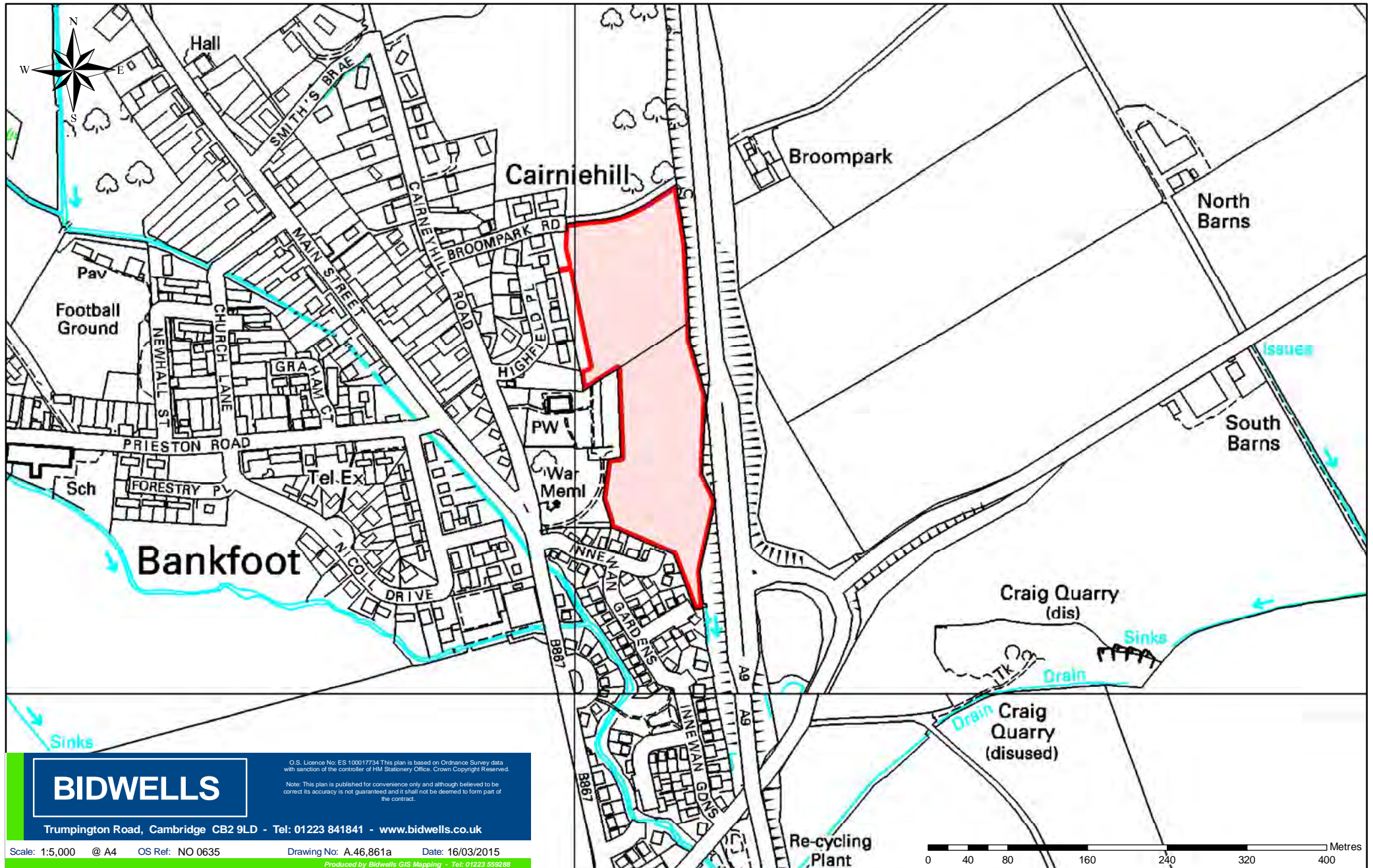
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Or alternatively by post to:

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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.

# Bankfoot - H1







UNITED  
BY OUR  
DIFFERENCE



Proposed Residential Development at Churchfield,  
Bankfoot - Access Appraisal

Zurich Assurance Limited

December 2011

---

# QM

Issue/revision	Issue 1	Revision 1	Revision 2	Revision 3
Remarks	Draft			
Date	20/12/11			
Prepared by	G Low/CBell			
Signature				
Checked by	C Bell			
Signature				
Authorised by	C Bell			
Signature				
Project number	11151096			
File reference	11151096/11122 0AA			

**WSP Development and Transportation**  
4/5 Lochside View  
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Edinburgh  
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**Tel: +44 (0)131 344 2300**  
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WSP UK Limited | Registered Address WSP House, 70 Chancery Lane, London, WC2A 1AF, UK | Reg No. 01383511 England | WSP Group plc | Offices worldwide

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# 1 Access Appraisal

## 1.1 INTRODUCTION

1.1.1 Bidwells on behalf of Zurich Assurance Limited has appointed WSP UK Limited (WSP) to prepare an Access Appraisal to support the development of a site at Churchfield, Bankfoot for housing. Perth & Kinross Council has been consulted to inform the preparation of this Access Appraisal.

1.1.2 The development is anticipated to be small-scale in nature and has been assumed for the purpose of this study, to contain up to 30 properties. The site's location in relation to the established area of Bankfoot is shown in Figure 1.

**FIGURE 1: SITE LOCATION**



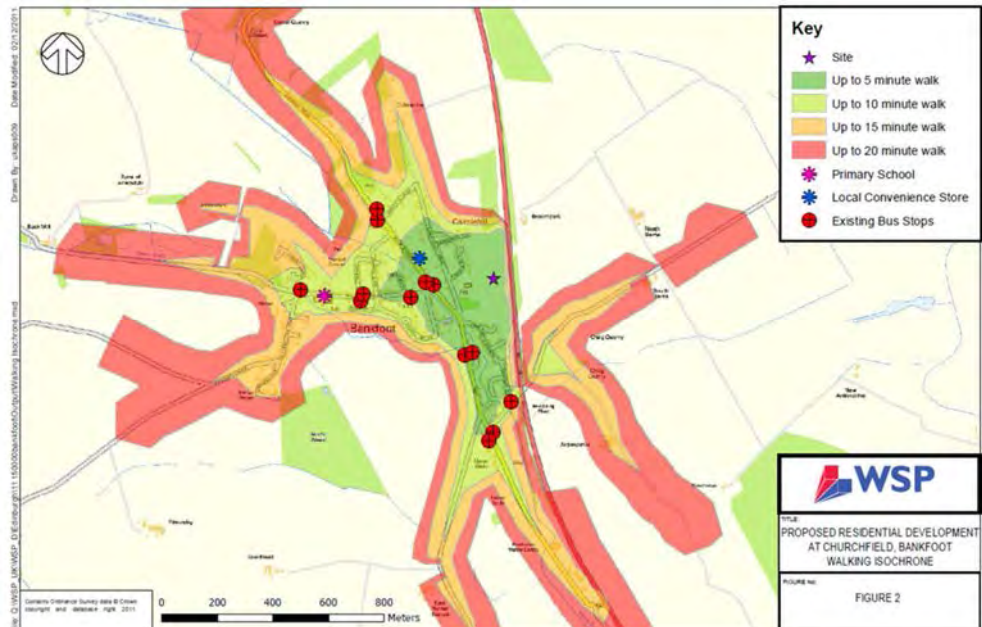
## 1.2 EXISTING CONDITIONS

1.2.1 As shown in Figure 1, the development site is located on the eastern edge of Bankfoot, approximately 200m to the east of the village centre.

1.2.2 The road network is residential in nature in the vicinity of the site with the majority of the streets lit and subject to a 20mph / 30mph speed limit. The majority of local streets are lit and have a minimum of one footway provided adjacent to the carriageway. The existing footway network provides convenient connection between the site and the centre of Bankfoot with its associated education and retail amenities.

1.2.3 A walking isochrones assessment has been undertaken to determine the accessibility of the site for pedestrians. 5, 10, 15 and 20 minute walking isochrones have been calculated from the centre of the site based on the existing pedestrian network and assuming a walking speed of 400m every five minutes. The result of the analysis is presented in Figure 2.

**FIGURE 2: WALKING ACCESSIBILITY ANALYSIS**



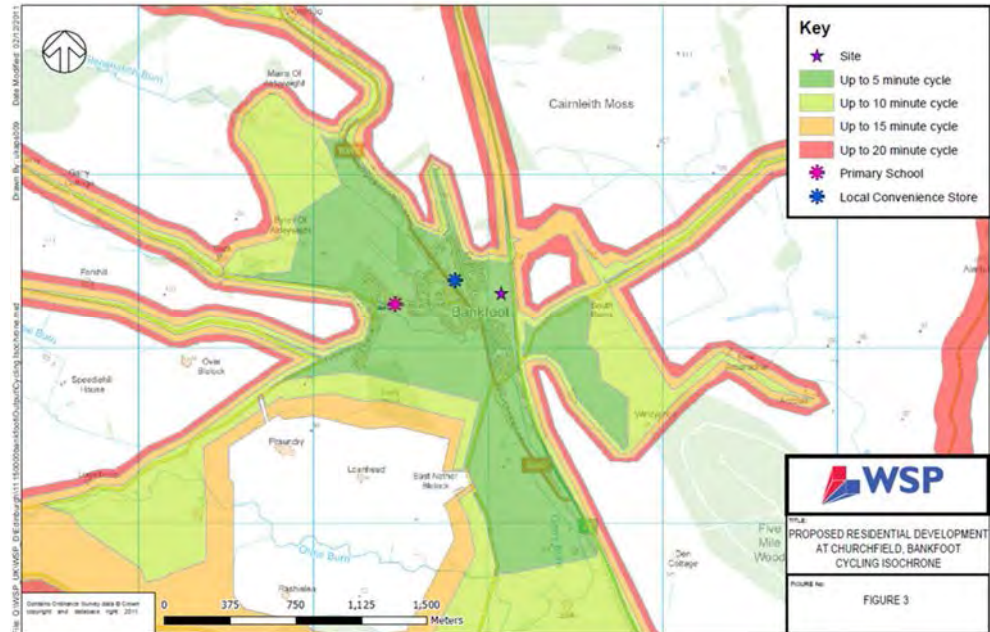
1.2.4 As can be seen from the above analysis, the nearest bus stops and local convenience retail store are located within a convenient 5 minute walk of the site. Auchtergaven Primary School is located within a 10 minute walk of the site. It is therefore considered that the site's location will offer residents opportunity to access local amenities on foot.

1.2.5 The local road network is predominantly residential in nature and therefore considered to be attractive to cyclists. National Cycle Route 77 (NCR77) routes through the centre of Bankfoot on Main Street. The facility is maintained by Sustrans and takes the form of a signed on-road route in the vicinity of the site. NCR77 provides connection between Pitlochry to the north and Perth to the south.

1.2.6 A cycle isochrones assessment has been undertaken to determine the accessibility of the site for cyclists. 5, 10, 15 and 20 minute cycle isochrones have been calculated from the centre of the site based on the existing road network and assuming a cycle speed of 1.5km every five minutes. The result of the analysis is presented in Figure 3.



**FIGURE 3: CYCLING ACCESSIBILITY ANALYSIS**



1.2.7 The above analysis confirms that the whole of Bankfoot with its associated education and retail opportunities is located within a convenient 5 minute walk of the site. It is therefore considered that the site's location will offer residents opportunity to access local amenities by cycle.

1.2.8 Local bus services operate through the centre of Bankfoot connecting the village with a number of local destinations including Pitlochry to the north and Perth to the south. Services can be accessed from bus stops which are located within a 5 minute (400m) walk of the site on Main Street. The approximate locations of local bus stops are shown in Figures 1 and 2.

1.2.9 The majority of local services are operated by Stagecoach and the centre of Perth is timetabled to be around a 30 minute journey of Bankfoot. It is therefore considered that bus services will provide a convenient alternative to the car when accessing employment, retail and education opportunities in Perth.

1.2.10 It is proposed to provide access into the site via Highland Place and Innewan Gardens. Highland Place is a quiet residential road which provides access to the B867 (Main Street) via Cairneyhill Road. It is understood that Highland Place is not adopted by Perth & Kinross Council and it is therefore not possible to provide a vehicular access into the development from this road. Main Street can also be accessed via Innewan Gardens which is also residential in nature.

1.2.11 The B867 provides access onto the A9(T) via left-in / left-out priority junctions which are located to the south of the site. These junctions offer separate access to and from the north and southbound carriageways of the trunk road. The A9(T) provides access to a number of strategic destinations including Inverness to the north and Perth to the south. Access is provided to the motorway network at Perth.

1.2.12 It is considered that the development site is in an accessible location with opportunity for future residents to access the development by modes other than the car.

---

### 1.3 PROPOSED DEVELOPMENT

1.3.1 The development site is currently greenfield and is bound by residential properties to the west and south, with the A9(T) located immediately to the east of the site. The site can currently be accessed from Broompark Road, Highland Place and Innewan Gardens.

1.3.2 It is proposed to develop the site to contain around 30 residential properties with access provided into the development via Highland Place and Innewan Gardens. The indicative locations of these accesses are shown in Figure 1.

1.3.3 The Highland Place access will be restricted to pedestrian, cycle and emergency vehicle use as the road is currently not adopted by Perth & Kinross Council. Access will be maintained to the existing residential property which is located immediately to the north of the development access.

1.3.4 It is proposed to provide a vehicular access into the site from Innewan Gardens. This access will be available for use by pedestrians and cyclists in addition to vehicles and will be formed by extending the road north from its existing terminus into the site. The road has been constructed to allow extension into the site. Both footways will be extended into the site in association with the extension of Innewan Gardens to form the southern development access.

1.3.5 The internal development layout will be designed in accordance with Designing Streets to provide an environment which encourages low vehicle speeds to ensure that the network is attractive for use by pedestrians and cyclists.

### 1.4 DEVELOPMENT IMPACT APPRAISAL

1.4.1 The development could contain up to 30 residential units and it is expected that the development will have a minor impact on the operation of transport networks in the vicinity of the site.

1.4.2 The national TRICS trip rate generation database has been used to estimate the generation of the site in the AM and PM peak hours of network operation. The following selection criteria has been used to select suitable sites to provide trip generation data to inform this study:

- Residential – Houses privately owned selected;
- Multimodal surveys selected;
- Sites in Greater London and Ireland excluded;
- Weekday survey data selected;
- Sites in edge of town centre and neighbourhood centre locations selected; and
- Sites with a maximum size of 50 units selected.

1.4.3 Table 1 summarises the extracted rates and resultant development generation with associated TRICS outputs contained in Appendix A.



**Table 1: Vehicular Trip Generation (30 Houses)**

	AM Peak (08:00-09:00)			PM Peak (17:00-18:00)		
	Arrivals	Departures	Two-Way	Arrivals	Departures	Two-Way
Trip Rate	0.249	0.444	0.693	0.461	0.322	0.783
Trips	7	13	20	14	10	24

1.4.4 As can be seen from the above summary, the proposed development is predicted to generate a minimal number of trips in the morning and evening peak hours of network operation. The development is forecast to generate a maximum of 1 two-way vehicle movement every two and a half minutes in both peaks.

## 1.5 SUMMARY & CONCLUSIONS

1.5.1 Bidwells on behalf of Zurich Assurance Limited commissioned WSP to prepare an Access Appraisal to support the development of a site at Churchfield, Bankfoot to accommodate a small-scale residential development which could contain up to 30 units. It is proposed to provide access into the site from Highland Place and Innewan Gardens.

1.5.2 This appraisal has demonstrated that the site is accessible by a range of modes of travel with established pedestrian, cycle, bus service and road networks located immediately to the west of the site.

1.5.3 The development is predicated to generate a maximum of 24 two-way movements in the AM and PM peak hours of network operation which is expected to have a minor impact on the operation of the local road network.

1.5.4 It is therefore concluded that the proposed small-scale residential development will have a negligible impact on the operation of the local transport network.

---

## Appendices, Figures & Tables

---

## Appendix A    Tricks Outputs

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# TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use : 03 - RESIDENTIAL  
Category : A - HOUSES PRIVATELY OWNED

## MULTI-MODAL VEHICLES

### Selected regions and areas:

<b>03 SOUTH WEST</b>	
CW CORNWALL	1 days
<b>05 EAST MIDLANDS</b>	
LE LEICESTERSHIRE	1 days
<b>06 WEST MIDLANDS</b>	
SH SHROPSHIRE	1 days
ST STAFFORDSHIRE	1 days
WM WEST MIDLANDS	1 days
WO WORCESTERSHIRE	2 days
<b>08 NORTH WEST</b>	
CH CHESHIRE	1 days
<b>09 NORTH</b>	
CB CUMBRIA	2 days
<b>10 WALES</b>	
CF CARDIFF	1 days
CP CAERPHILLY	1 days
<b>11 SCOTLAND</b>	
EA EAST AYRSHIRE	1 days
HI HIGHLAND	1 days
PK PERTH & KINROSS	1 days

### Filtering Stage 2 selection:

Parameter: Number of dwellings  
Range: 9 to 48 (units: )

### Public Transport Provision:

Selection by: Include all surveys

Date Range: 01/01/03 to 11/05/11

### Selected survey days:

Monday	3 days
Tuesday	3 days
Wednesday	3 days
Thursday	5 days
Friday	1 days

### Selected survey types:

Manual count	15 days
Directional ATC Count	0 days

### Selected Locations:

Suburban Area (PPS6 Out of Centre)	7
Edge of Town	8

### Selected Location Sub Categories:

Residential Zone	12
No Sub Category	3

**Filtering Stage 3 selection:**

Use Class:

C3	15 days
----	---------

Population within 1 mile:

1,001 to 5,000	1 days
5,001 to 10,000	2 days
10,001 to 15,000	5 days
15,001 to 20,000	4 days
20,001 to 25,000	1 days
25,001 to 50,000	2 days

Population within 5 miles:

5,001 to 25,000	1 days
25,001 to 50,000	3 days
50,001 to 75,000	1 days
75,001 to 100,000	5 days
100,001 to 125,000	2 days
250,001 to 500,000	3 days

Car ownership within 5 miles:

0.6 to 1.0	6 days
1.1 to 1.5	9 days

Travel Plan:

No	15 days
----	---------

LIST OF SITES relevant to selection parameters

<b>1</b>	<b>CB-03-A-02</b>	<b>SEMI DETACHED, WORKINGTON</b>	<b>CUMBRIA</b>
	HAWKSHEAD AVENUE		
	WORKINGTON		
	Edge of Town		
	Residential Zone		
	Total Number of dwellings:	40	
<b>2</b>	<b>CB-03-A-03</b>	<b>SEMI DETACHED, WORKINGTON</b>	<b>CUMBRIA</b>
	HAWKSHEAD AVENUE		
	WORKINGTON		
	Edge of Town		
	Residential Zone		
	Total Number of dwellings:	40	
<b>3</b>	<b>CF-03-A-03</b>	<b>DETACHED, CARDIFF</b>	<b>CARDIFF</b>
	LLANTRISANT ROAD		
	CARDIFF		
	Suburban Area (PPS6 Out of Centre)		
	Residential Zone		
	Total Number of dwellings:	29	
<b>4</b>	<b>CH-03-A-05</b>	<b>DETACHED, CREWE</b>	<b>CHESHIRE</b>
	SYDNEY ROAD		
	SYDNEY		
	CREWE		
	Edge of Town		
	Residential Zone		
	Total Number of dwellings:	17	
<b>5</b>	<b>CP-03-A-02</b>	<b>SEMI DETACHED, PENGAM</b>	<b>CAERPHILLY</b>
	THE RISE		
	PENGAM		
	Suburban Area (PPS6 Out of Centre)		
	No Sub Category		
	Total Number of dwellings:	41	
<b>6</b>	<b>CW-03-A-01</b>	<b>TERRACED, PENZANCE</b>	<b>CORNWALL</b>
	ALVERTON ROAD		
	PENZANCE		
	Suburban Area (PPS6 Out of Centre)		
	Residential Zone		
	Total Number of dwellings:	13	
<b>7</b>	<b>EA-03-A-01</b>	<b>DETACHED, KILMARNOCK</b>	<b>EAST AYRSHIRE</b>
	TALISKER AVENUE		
	KILMARNOCK		
	Edge of Town		
	Residential Zone		
	Total Number of dwellings:	39	
<b>8</b>	<b>HI-03-A-13</b>	<b>HOUSING, INVERNESS</b>	<b>HIGHLAND</b>
	KINGSMILLS ROAD		
	INVERNESS		
	Edge of Town		
	Residential Zone		
	Total Number of dwellings:	9	
<b>9</b>	<b>LE-03-A-01</b>	<b>DETACHED, MELTON MOWBRAY</b>	<b>LEICESTERSHIRE</b>
	REDWOOD AVENUE		
	MELTON MOWBRAY		
	Edge of Town		
	Residential Zone		
	Total Number of dwellings:	11	

LIST OF SITES relevant to selection parameters (Cont.)

<b>10</b>	<b>PK-03-A-01</b>	<b>DETAC. &amp; BUNGALOWS, PERTH</b>	<b>PERTH &amp; KINROSS</b>
		TULLYLUMB TERRACE GORNHILL PERTH Suburban Area (PPS6 Out of Centre) Residential Zone Total Number of dwellings: 36	
<b>11</b>	<b>SH-03-A-03</b>	<b>DETACHED, SHREWSBURY</b>	<b>SHROPSHIRE</b>
		SOMERBY DRIVE BICTON HEATH SHREWSBURY Edge of Town No Sub Category Total Number of dwellings: 10	
<b>12</b>	<b>ST-03-A-05</b>	<b>TERRACED/DETACHED, STOKE</b>	<b>STAFFORDSHIRE</b>
		WATERMEET GROVE ETRURIA STOKE-ON-TRENT Suburban Area (PPS6 Out of Centre) Residential Zone Total Number of dwellings: 14	
<b>13</b>	<b>WM-03-A-02</b>	<b>DETACHED/SEMI D., STRBRIDGE</b>	<b>WEST MIDLANDS</b>
		HEATH STREET  STOURBRIDGE Suburban Area (PPS6 Out of Centre) Residential Zone Total Number of dwellings: 12	
<b>14</b>	<b>WO-03-A-01</b>	<b>DETACHED, BROMSGROVE</b>	<b>WORCESTERSHIRE</b>
		MARLBOROUGH AVENUE ASTON FIELDS BROMSGROVE Suburban Area (PPS6 Out of Centre) Residential Zone Total Number of dwellings: 10	
<b>15</b>	<b>WO-03-A-02</b>	<b>SEMI DETACHED, REDDITCH</b>	<b>WORCESTERSHIRE</b>
		MEADOWHILL ROAD  REDDITCH Edge of Town No Sub Category Total Number of dwellings: 48	

TRIP RATE for Land Use 03 - RESIDENTIAL/A - HOUSES PRIVATELY OWNED

# **MULTI-MODAL VEHICLES**

**Calculation factor: 1 DWELLS**

**BOLD print indicates peak (busiest) period**

Time Range	ARRIVALS			DEPARTURES			TOTALS		
	No. Days	Ave. DWELLS	Trip Rate	No. Days	Ave. DWELLS	Trip Rate	No. Days	Ave. DWELLS	Trip Rate
00:00 - 01:00	0	0	0.000	0	0	0.000	0	0	0.000
01:00 - 02:00	0	0	0.000	0	0	0.000	0	0	0.000
02:00 - 03:00	0	0	0.000	0	0	0.000	0	0	0.000
03:00 - 04:00	0	0	0.000	0	0	0.000	0	0	0.000
04:00 - 05:00	0	0	0.000	0	0	0.000	0	0	0.000
05:00 - 06:00	0	0	0.000	0	0	0.000	0	0	0.000
06:00 - 07:00	0	0	0.000	0	0	0.000	0	0	0.000
07:00 - 08:00	15	25	0.111	15	25	0.236	15	25	0.347
08:00 - 09:00	15	25	0.249	<b>15</b>	<b>25</b>	<b>0.444</b>	15	25	0.693
09:00 - 10:00	15	25	0.179	15	25	0.236	15	25	0.415
10:00 - 11:00	15	25	0.182	15	25	0.195	15	25	0.377
11:00 - 12:00	15	25	0.173	15	25	0.214	15	25	0.387
12:00 - 13:00	15	25	0.198	15	25	0.176	15	25	0.374
13:00 - 14:00	15	25	0.217	15	25	0.209	15	25	0.426
14:00 - 15:00	15	25	0.241	15	25	0.276	15	25	0.517
15:00 - 16:00	15	25	0.309	15	25	0.228	15	25	0.537
16:00 - 17:00	15	25	0.439	15	25	0.301	15	25	0.740
17:00 - 18:00	<b>15</b>	<b>25</b>	<b>0.461</b>	15	25	0.322	<b>15</b>	<b>25</b>	<b>0.783</b>
18:00 - 19:00	15	25	0.282	15	25	0.184	15	25	0.466
19:00 - 20:00	0	0	0.000	0	0	0.000	0	0	0.000
20:00 - 21:00	0	0	0.000	0	0	0.000	0	0	0.000
21:00 - 22:00	0	0	0.000	0	0	0.000	0	0	0.000
22:00 - 23:00	0	0	0.000	0	0	0.000	0	0	0.000
23:00 - 24:00	0	0	0.000	0	0	0.000	0	0	0.000
Total Rates:			3.041			3.021			6.062

## **Parameter summary**

Trip rate parameter range selected: 9 - 48 (units: )  
Survey date range: 01/01/03 - 11/05/11  
Number of weekdays (Monday-Friday): 15  
Number of Saturdays: 0  
Number of Sundays: 0  
Surveys manually removed from selection: 0



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# Perth and Kinross Local Development Plan

## Call for Sites

20 January - 31 March 2015

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

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

### PART 1 APPLICANT AND SITE DETAILS

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#### 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="Zurich Assurance Limited"/>	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)

3.6

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 at Highfield Place/Church Field,  
Bankfoot

**7. Current and Proposed Land Use**

Please describe the current designation and use of the site:

Two arable fields currently in temporary grass

What land use would you like the site considered for?

Housing

## PART 2 ADDRESSING THE SELECTION CRITERIA

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### ENHANCING PLACE

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

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

Please explain how?

- Opportunity to create an attractive area to live for a younger population
- Opportunity to build upon the existing Bankfoot community
- Opportunity to contribute to education requirements

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

- Opportunity for developer contribution to be made i.e. Affordable Housing
- Opportunity to provide a solution in accommodating growth in Bankfoot which will be important in sustaining village amenities i.e. village shop, play facilities

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

No

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

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.

Bankfoot lies within the Perth Core Area.

The site is free from constraints, is fully effective and can make an early contribution to the supply of much needed housing. The site is not dependent on the CLTR

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

☐ Yes      ☐ No

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

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

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

N/A

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

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

N/A

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

N/A

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

N/A

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

The site lies adjacent to residential land use and there is linkage to existing housing areas of the village for pedestrian and vehicular access. Bankfoot is a well served settlement with a post office, primary school, public house and general stores.

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

The proposed residential land use is compatible with the adjacent housing estate. A Masterplan would be developed to ensure that any future housing layout could be sensitively integrated into its environs. Opportunity to masterplan this area with the neighbouring land to the north and north east of Bankfoot.

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

The site is located within five minutes walking distance of the nearest bus stops. The majority of services are operated by Stagecoach and the centre of Perth is around a 30 minute journey from Bankfoot. (Refer to WSP access appraisal)

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

A Masterplan would be developed to ensure that the layout makes best use of solar gain.  
The site is not known to be exposed to prevailing winds. Part of the site is south facing and there is a real opportunity to use eco building methods to take advantage 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 approach has been made to utility providers

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

Excellent connection to the A9. Seven miles north of Perth.  
There is a prescriptive right of vehicular access over Highfield Place and from Innewan Gardens (refer to plan).  
  
Dunkeld has the closest railway station.

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

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

WSP access appraisal

#### 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 minimal physical constraints affecting the site such as flood risk, access, ground stability, contamination aspect.  
There are no overhead power lines.



## SAFEGUARD GREEN INFRASTRUCTURE

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

The site is located on the settlement edge of Bankfoot adjacent to the A9. The wider landscape character comprises farmland and lowland hills. The extension of the settlement into the site will have no detrimental effect on the landscape character of the wider area.

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

Landscape fit is a key consideration. Future development of the site would be subject to a Masterplan to ensure integration and connection to the existing settlement and minimise any landscape and visual impact of new development

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

Please give details.

☐ Yes ☐ No

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

N/A

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

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

N/A

## DELIVERABILITY IN THE PLAN PERIOD

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

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

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

N/A

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

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

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

The site meets the tests of effectiveness as set out in PAN2/2010 in that:

- The site is in the hands of an owner who can release the land for development, and it can be developed within the plan period. Housing is the sole preferred use of the site.
- The site is free from constraints such as aspect, topography, flood, ground stability and access, and is free from contaminants.
- No public funding is required to open the site for development and any infrastructure required can be reasonably provided.

## PART 3 DECLARATIONS

### Action Programme

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

### Further Information

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

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

**Signature**

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

**Signature:**

**Name:**

**Date:**

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

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

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

Further information

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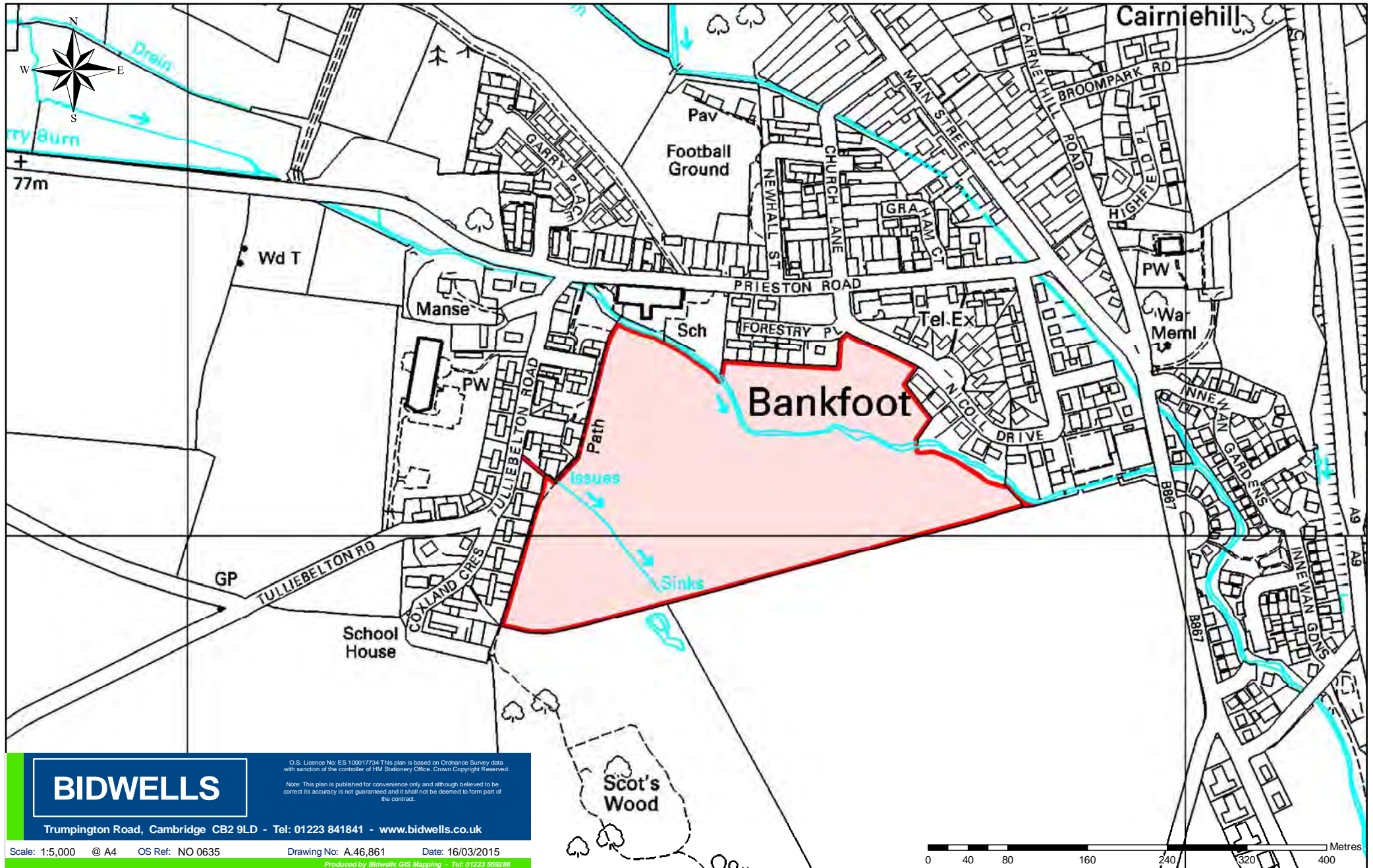
Completed Submission forms and location plans should be addressed to  
[developmentplan@pkc.gov.uk](mailto:developmentplan@pkc.gov.uk)

Or alternatively by post to:

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

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

## Bankfoot - H2





# Perth and Kinross Local Development Plan

208

## Call for Sites

20 January - 31 March 2015

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

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

### PART 1 APPLICANT AND SITE DETAILS

#### 1. Your Details

Name	<input type="text" value="C. Newton"/>
Organisation/ Community Council	<input type="text" value="Bell Ingram"/>
Building No./Name	<input type="text" value="Durn"/>
Address	<input type="text" value="Isla Road"/>
Town/City	<input type="text" value="Perth"/>
Postcode	<input type="text" value="PH2 7HF"/>
Telephone	<input type="text" value="01738 621 121"/>
Mobile	<input type="text"/>
Email	<input type="text" value="Catherine.newton@bellingram.c"/>

#### 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="Robert Morgan"/>	Postcode	<input type="text"/>
organisation	<input type="text" value="Westleys Farm"/>	Telephone	<input type="text"/>
Building No./Name	<input type="text" value="c/o Bell Ingram"/>	Mobile	<input type="text"/>
Address	<input type="text"/>	Email	<input type="text"/>
Town/City	<input type="text"/>		

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

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

- ☒ You      ☐ Developer      ☐ Land Owner  
☐ Other

**5. Site Area**

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

Hectares (ha)

Square Metres (sq m)

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

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

Land on the southern boundary of Rait village.

**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?

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 provision of housing on the edge of Rait would provide housing in a rural location to meet the require in TAYplan for a generous and flexible supply of housing land. It would meet the need for more rural housing to support the continued viability of existing rural shops and community services for the benefit of existing and future generations that live and work in rural areas.

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

See above

**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.**

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.

The land is outwith the housing market areas where sites are currently being sought. The land could however contribute in the longer term to providing a flexible supply of housing in an accessible and sustainable rural location.

**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.

Rait is a designated Conservation Area.

**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 land is on the edge of Rait village and the proposed housing would be compatible with the existing residential uses in the village.

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

Good quality design and layout would ensure that the character and integrity of the adjacent Conservation Area is preserved.

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

The site is within easy access of the A90 trunk road to Perth and Dundee, including the public transport which serves the village and surrounding areas.

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

The layout could be designed to make best use of the south facing slope and protect it from prevailing winds.

**INFRASTRUCTURE CAPACITY**

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

☒ Water

☒ Sewerage

☒ Electricity

☒ Gas

☒ Telecommunications/Digital

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

No

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

The land is within easy reach of Perth and Dundee via the A90. The rail network is accessible from Invergowerie, Perth and Dundee.

**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.

We are not aware of any development constraints.

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

The good quality development would integrate with the existing village and maintain the existing landscape character.

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

Any 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.

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

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

N/A

DELIVERABILITY IN THE PLAN PERIOD

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

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

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

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

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

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

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

The site is in single ownership and could be released for development as and when required.

## PART 3 DECLARATIONS

---

### Action Programme

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

### Further Information

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

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

**Signature**

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

**Signature:**

**Name:**

**Date:**

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

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

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

Further information

---

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

Or alternatively by post to:

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


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



Proposed Site

Revision - ----

Date  
00-00-00

Client	Westleys Farm			
Project	Call for Sites			
Title	Land South of Rait Village			
Branch	Perth	Telephone		01738 621 121
Drawn	Date	Dwg Size	Checked	
K/L	31/03/15	A4	K/L	
Job No.	Scale	Building Standard Approved Certificate		
M2349	1:2500			
Dwg No.	Rev		The Scottish Government	
L(EX)001				



# Perth and Kinross Local Development Plan

211(2)

## Call for Sites

20 January - 31 March 2015

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

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

### PART 1 APPLICANT AND SITE DETAILS

#### 1. Your Details

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

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

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

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

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



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

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

- ☒ You      ☐ Developer      ☐ Land Owner  
☐ Other

**5. Site Area**

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

Hectares (ha)

Square Metres (sq m)

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

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

Land at Westbank Road, South  
Longforgan

**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 and Community Facilities.

## 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 was allocated within the Proposed Plan as H26 South Longforgan and, along with H25, both sites were considered capable of delivering 75 houses as the only housing allocations in the settlement.

Through Examination, the Reporter considered that this level of development would prejudice the delivery of the Dundee Western Gateway and deleted the sites from the Plan. The Reporter however considered that H25, should it be required in the future, was an appropriate site for development. H26 is a larger site and it is accepted that if allocated this would be a second phase to development, i.e. after allocation of the former H25.

With Dundee Western Gateway now progressing and TAYplan being reviewed to allow for a limited scale of development in the western end of the Dundee Housing Market Area, Longforgan and the subject land in particular is well placed to accommodate this identified need on the former H25 and longer term growth needs on this site, i.e. in one location without opening up further areas of prime agricultural land to the south east and south west of the settlement.

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

By helping to maintain local services and the school roll in Longforgan.

**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.**

Longforgan lies within the Dundee Housing Market Area and the emerging review of the TAYplan now recognises that there has to be some context for settlement growth rather than a veto due to the Western Gateway. The emerging TAYplan therefore identifies 5 units per annum to this sub area of the DHMA. Realistically these can only really be accommodated within Longforgan and as the previously PKC identified preferred housing site, the former H25 should be reallocated for 25 houses over the 5 year plan period. This site, the former H26 should be programmed to follow that delivery period providing continuity of supply.

**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 emerging TAYplan identifies 5 units per annum to this sub area of the DHMA. Realistically these can only really be accommodated within Longforgan.

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

☒ Yes      ☐ No

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

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

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

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

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

No known impacts.

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

None known.

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

No.

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

The site directly abuts the southern edge of Longforgan and the proposed use is compatible with neighbouring uses.

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

As stated above, the existing character of the area is urban.

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

Longforgan lies directly to the west of Dundee with easy access by bus (16 and 16A) services to Dundee and Perth and associated centres of employment.

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

Yes, south facing site. Early masterplanning can effectively screen the site from any prevailing winds.

**INFRASTRUCTURE CAPACITY**

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

☒ Water

☒ Sewerage

☒ Electricity

☒ Gas

☒ Telecommunications/Digital

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

All services available.

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

The site also lies on the A90 with good connections to employment opportunities at Perth and Dundee. Longforgan lies directly to the west of Dundee with easy access by bus (16 and 16A) services which pass through Longforgan to Dundee and Perth and associated centres of employment. The bus stops 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 facilitated from a point of entry off Westbank Road.

#### 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 existing development and appropriate boundary treatment will be masterplanned through any allocation of the site.

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

Appropriate masterplanning 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 allocation and planning permission; no other competing housing allocations within Longforgan. It therefore makes sense to allocate a phase 2 site which relates to the settlement both in proximity and form, has a history of favourable consideration through the previous Proposed Plan, is at a scale appropriate to emerging and longer term likely TAYplan requirements and of course, is not constrained and deliverable.

## PART 3 DECLARATIONS

### Action Programme

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

### Further Information

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



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

**Signature**

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

**Signature:**

**Name:**

**Date:**

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

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

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

Further information

---

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

Or alternatively by post to:

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

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



# Perth and Kinross Local Development Plan

211

## Call for Sites

20 January - 31 March 2015

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

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

### PART 1 APPLICANT AND SITE DETAILS

#### 1. Your Details

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

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

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

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

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

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

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

- ☒ You      ☐ Developer      ☐ Land Owner  
☐ Other

**5. Site Area**

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

Hectares (ha)

Square Metres (sq m)

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

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

Land at Rosamunde Pilcher Drive,  
Longforgan

**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?

The site was allocated within the Proposed Local Development Plan as H25 South Longforgan and, along with H26, both sites were considered capable of delivering 75 houses as the only housing allocations in the settlement. Through Examination, the Reporter considered that this level of development would prejudice the delivery of the Dundee Western Gateway and deleted the sites from the Plan. The Reporter however considered that H25, should it be required in the future, was an appropriate site for development. With Dundee Western Gateway now progressing and TAYplan being reviewed to allow for a limited scale of development in the western end of the Dundee Housing Market Area but outwith Dundee City, Longforgan and the subject land in particular is well placed to accommodate this identified need.

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

By helping to maintain local services and the school roll in Longforgan.

**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.**

Longforgan lies within the Dundee Housing Market Area and the emerging review of the TAYplan now recognises that there has to be some context for settlement growth rather than a veto due to the Western Gateway. The emerging TAYplan therefore identifies 5 units per annum to this sub area of the DHMA. Realistically these can only really be accommodated within Longforgan and as the previously PKC identified preferred housing site, the former H25 should be reallocated for 25 houses over the 5 year plan period.

**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 emerging TAYplan identifies 5 units per annum to this sub area of the DHMA. Realistically these can only really be accommodated within Longforgan and as the previously PKC identified preferred housing site, the former H25 should be reallocated for 25 houses over the 5 year plan period.

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

☒ Yes      ☐ No

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

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

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

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

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

No known impacts.

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

None known.

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

No.

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

The site directly abuts the southern edge of Longforgan and the proposed use is compatible with neighbouring uses which somewhat wrap around the proposed site making it appear more of an infill proposal than a settlement extension.

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

As stated above, the existing character of the area is urban and the proposal will be akin to an infill development taking into account the local setting.

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

Longforgan lies directly to the west of Dundee with easy access by bus (16 and 16A) services to Dundee and Perth and associated centres of employment.

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

Yes, south facing site, protected from prevailing westerly winds by the existing developed area directly to the west.

**INFRASTRUCTURE CAPACITY**

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

☒ Water

☒ Sewerage

☒ Electricity

☒ Gas

☒ Telecommunications/Digital

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

All services available.

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

The site also lies on the A90 with good connections to employment opportunities at Perth and Dundee. Longforgan lies directly to the west of Dundee with easy access by bus (16 and 16A) services which pass through Longforgan to Dundee and Perth and associated centres of employment. The bus stops 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 facilitated from a point of entry off Rosamunde Pilcher Drive.

#### 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 existing development and appropriate boundary treatment will be masterplanned through any allocation of the site.

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

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

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

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

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

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

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 Longforgan.  
It therefore makes sense to allocate a site which relates to the settlement both in proximity and form, has a history of favourable consideration through the previous Proposed Plan, is at a scale appropriate to emerging TAYplan requirements and of course, is not constrained and deliverable.

## PART 3 DECLARATIONS

### Action Programme

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

### Further Information

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

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

**Signature**

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

**Signature:**

**Name:**

**Date:**

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

Further information

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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:** [Maclean Ewan](#)  
**To:** [TES Development Plan - Generic Email Account](#)  
**Subject:** [MAYBE SPAM] Call for Sites: Longforgan x 2. Rosamunde Pilcher Drive and Westbank Road  
**Date:** 31 March 2015 16:15:02  
**Attachments:** [Longforgan, Rosamunde Pilcher Drive Form.pdf](#)  
[Longforgan, Westbank Road Form.pdf](#)  
[Lonforgan Plan.png](#)

---

To: LDP Team,

PLease see attached forms x 2 and plan.

I'd be grateful if you could acknowledge timeous receipt.

Ewan.

Ewan A. Maclean MRTPI  
Emac Planning LLP  
Town Planning Consultants  
Ballinard House  
3 Davidson Street  
Broughty Ferry  
Dundee  
DD5 3AS

Email: [ewan@emacplanning.co.uk](mailto:ewan@emacplanning.co.uk)

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[www.emacplanning.co.uk](http://www.emacplanning.co.uk)

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# Perth and Kinross Local Development Plan

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## Call for Sites

20 January - 31 March 2015

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

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

### PART 1 APPLICANT AND SITE DETAILS

#### 1. Your Details

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

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

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

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

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

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

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

- ☒ You      ☐ Developer      ☐ Land Owner  
☐ Other

**5. Site Area**

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

Hectares (ha)

Square Metres (sq m)

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

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

Land at Nethermill Farm, Burrelton

**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 and Community facilities.

## PART 2 ADDRESSING THE SELECTION CRITERIA

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### ENHANCING PLACE

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

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

Please explain how?

These sites were previously considered through the previous LDP Examination, as were other opportunities within and adjacent to the settlement. In consideration at the MIR stage, Officers were of a mind that if other sites did not come forward then the subject land could potentially contribute towards the delivery of the spatial strategy.

Through Examination, the Reporter was equally clear that the Plans proposed site to the North of Whitelea Road (H16 - 100 houses) was too large for a non-principal settlement and had no landscape justification. He therefore deleted the site. He retained site H17 Church Road for 20 houses on the basis of local land supply delivery and that TAYplan does not preclude development outwith Principal Settlements. Site H17 has no planning consent, is constrained by access and is proving ineffective in delivering local land supply. Burrelton therefore has no appropriate residential proposal and we continue to consider that the subject land represents the most logical direction for appropriate and deliverable settlement extension. A first phase to the east of the A94 is capable of delivering the deficient land supply and a second phase to the west of the A94 can provide ongoing continuity of supply.

Discussions are ongoing with the Burrelton Village Hall Committee with a view to locating a new village hall within the proposed first phase of housing. The view of the committee is that the new hall would be located in the north east corner of the site adjacent to the existing bowling club and tennis club.

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

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

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

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

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

N.A.

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

TAYPlan states that LDP's may also provide for some development in settlements that are not defined as Principal Settlements, which Burrelton is clearly not, where this can be accommodated and supported by the settlement and in rural areas if such development meets local needs. There are no other appropriate sites in Burrelton to meet local needs as they are either undeliverable, H17, or provide an inappropriate landscape setting and too large scale for a non-principal settlement, i.e. north of Whitelea Road.

**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.

Burrelton lies within the Perth area and the subject land presents the most logical opportunity for settlement growth and replacement of a non-effective housing allocation.

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

☒ Yes ☐ No

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

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



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

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

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

No known impacts.

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

None known.

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

No.

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

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

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

The proposal would be to phase the delivery of the two sites with phase 1 being to the east of the A94, phase 2 directly to the west. Residential use of mixed densities would characterise the site similar to surrounding uses together with community woodland and community walking routes on the southern boundaries of the sites.

The southern boundary of phase 1 is screened by the existing agricultural buildings, although suitable separation of uses is proposed. The southern boundary of phase 2 is characterised by an existing 20 metre belt of mixed structural tree planting .

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

The site also lies on the A94 with good connections to employment opportunities at Perth and the Park and Ride at Scone. The A94 is also a bus route which provides the 57 Stagecoach service to Cupar Angus and Forfar to the East and to Scone and Perth to the West. The bus stops and local facilities are within easy walking distance of the site.

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

Yes, south facing site, protected from prevailing westerly winds by the existing developed area directly to the west and by the tree planting on the south western boundary.

**INFRASTRUCTURE CAPACITY**

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

☒ Water

☒ Sewerage

☒ Electricity

☒ Gas

☒ Telecommunications/Digital

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

All services available.

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

The site also lies on the A94 with good connections to employment opportunities at Perth and the Park and Ride at Scone. The A94 is also a bus route which provides the 57 Stagecoach service to Cupar Angus and Forfar to the East and to Scone and Perth to the West. The bus stops 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 facilitated from a point of entry off the A94.

#### 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.**

Both areas of land are well contained visually by strategic planting and existing development.

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

The exiting perimeter tree belt forms a green corridor which links the site with the Burrelton Burn and the countryside beyond.

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

Please give details.

☐ Yes      ☒ No

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

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

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

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 Burrelton as H17 is constrained. It therefore makes sense to allocate sites which relate to the settlement both in proximity and form, have a history of favourable consideration through the MIR, are at a more appropriate scale and of course, are not constrained and deliverable.

## PART 3 DECLARATIONS

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### Action Programme

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

### Further Information

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

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

**Signature**

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

**Signature:**

**Name:**

**Date:**

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

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

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

Further information

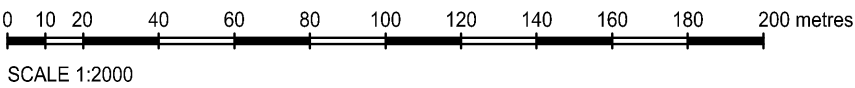
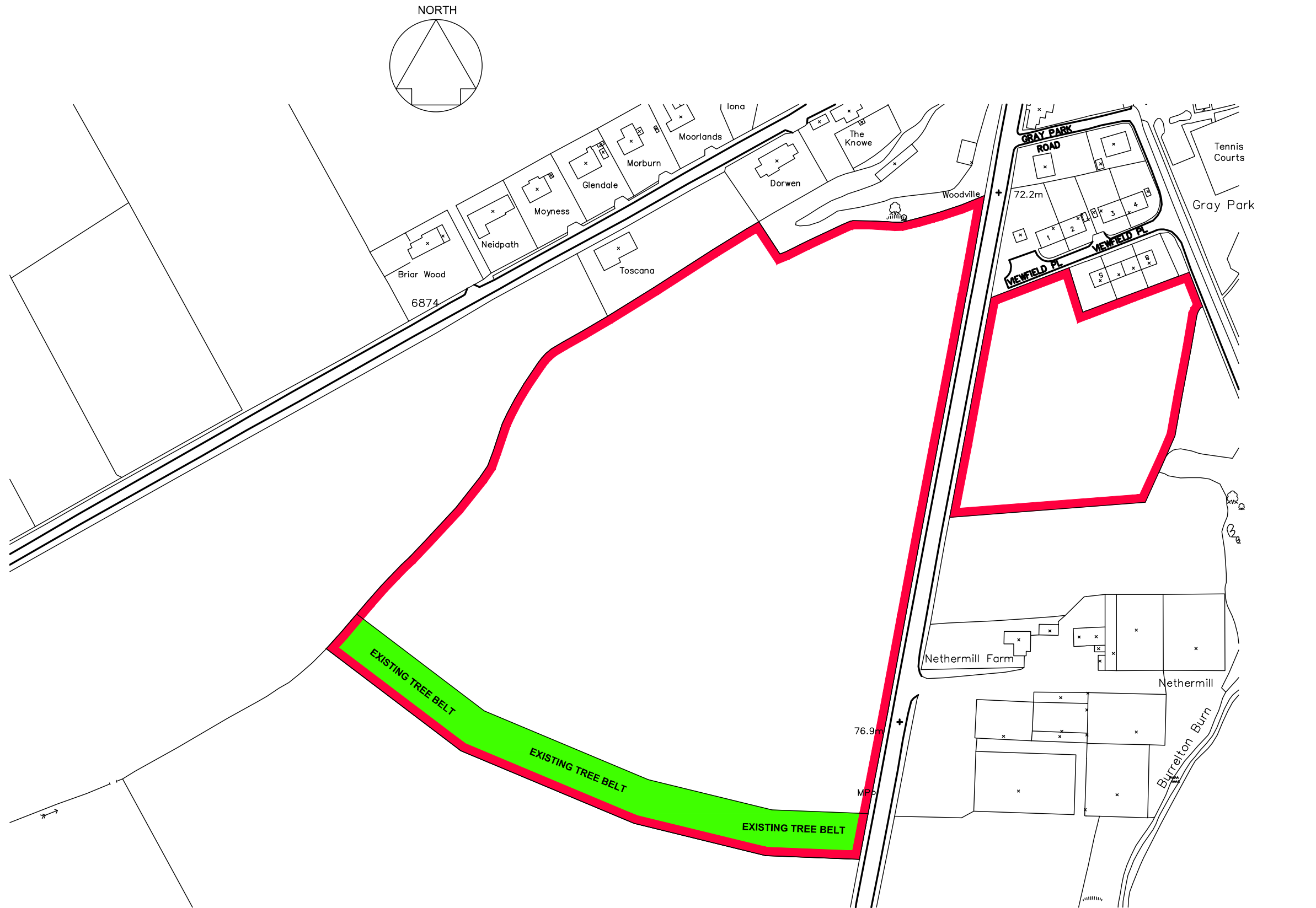
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Completed Submission forms and location plans should be addressed to  
[developmentplan@pkc.gov.uk](mailto:developmentplan@pkc.gov.uk)

Or alternatively by post to:

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

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



No	Date	Revision	By
<div><div></div><div><div>A &amp; J Stephen Ltd</div><div>Stephen House, Edinburgh Road, Perth</div><div>PH2 8BS Telephone 01738 620721</div></div></div>			
Project HOUSING DEVELOPMENT AT NETHERMILL FARM BURRELTON			
Title LAND AT NETHERMILL FARM BURRELTON			
Drawn M.MacD.		Date 19/03/2015	
Scale 1:2000 at A3			
House Type N/A			
Drg No S8493_01		Rev -	



# Perth and Kinross Local Development Plan

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## 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="Angus Dodds"/>
Organisation/ Community Council	<input type="text" value="Smiths Gore"/>
Building No./Name	<input type="text" value="22"/>
Address	<input type="text" value="Young Street"/>
Town/City	<input type="text" value="Edinburgh"/>
Postcode	<input type="text" value="EH2 4JB"/>
Telephone	<input type="text" value="0131 344 0892"/>
Mobile	<input type="text" value="07595963282"/>
Email	<input type="text" value="Angus.Dodds@smithsgore.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="Errol Estate"/>	Postcode	<input type="text"/>
organisation	<input type="text" value="Errol Estate"/>	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)

0.95

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.

Please see location plan.

**7. Current and Proposed Land Use**

Please describe the current designation and use of the site:

Greenfield and agricultural use.

What land use would you like the site considered for?

Housing

## PART 2 ADDRESSING THE SELECTION CRITERIA

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### ENHANCING PLACE

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

- ☐ Giving every child the best start in life
- ☐ Developing educated, responsible and informed citizens
- ☒ Promoting a prosperous, inclusive and sustainable economy
- ☒ Supporting people to lead independent, healthy and active lives
- ☐ Creating a safe and sustainable place for future generations

Please explain how?

The location of the development site adjacent to the national cycle network could contribute to reducing obesity across the age spectrum, and therefore help promote active and healthier lifestyles through weight management and active recreation.

Provision of housing in small settlements gives local people the chance to find housing and remain in the area thereby sustaining local services and businesses.

**9. How will the proposal support local communities? How will the proposal enhance or create new local facilities?**

By adding new development onto the existing settlement at Cottown/Chapelhill the development will help to sustain pupil numbers at St Maddoes Primary School (school roll projected as 144 for session 2015/2016,) as well as helping to support the bus service that runs from Perth to Dundee through the Carse of Gowrie.

**10. Will the proposal create any permanent employment within Perth and Kinross?**

Not anticipated. However, SPP at paragraph 95 states that 'plans should encourage opportunities for home-working, live-work units...' In the circumstances, there may be opportunities afforded to future residents to work from home at this well-connected location.

The construction period for new housing, especially small-scale can support local indigenous trades people and small businesses. A choice of housing in a range of locations can support communities and local economies.

**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 is within the Perth Housing Market Area. As acknowledged within the Housing section of the Perth Area Spatial Strategy, 10% of the overall housing land requirement will come through windfall sites.

In this particular case, the current Adopted Local Development Plan allocates a 1.1 hectare field to the west of Cottown to act as expansion space for the village/s of Cottown/Chapelhill. However, owing to agricultural tenancy arrangements at the present time it seems unlikely that this area will be able to contribute to the housing land supply as an effective site in this Local Development Plan period.

In the circumstances, the site put forward under this representation seeks to largely replicate in terms of size and impact the site at Cottown. By allocating this site therefore, the Council will be able to compensate for the temporary loss of the Cottown site with another site that is considered effective during the next plan period.

**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 suggested eastern boundary of the site will be opposite the B listed Learig and Viewfield cottages which date from the late 1830's. However the anticipated impact of the proposed development will be positive, as a development at this location will help to highlight the quality of the B listed asset by repositioning it as a gateway to the hamlet, allowing it to be visually interpreted as creating a sense of welcome to the settlement on approach from the east.

**18. Provide details of any known previous development of the site.**

N/A

**19. Will development of this site re-use existing buildings?**

No

**20. Explain the compatibility of the proposal with neighbouring uses.**

The current Adopted Local Development Plan allocates a 1.1 hectare field to the west of Cottown to act as expansion space for the village/s. This allocation reflects the desire to expand the existing residential development in the village/s. However owing to agricultural tenancy arrangements at the present time it seems unlikely that this area will be able to contribute to the housing land supply as a deliverable site. In the circumstances the proposal to allocate this land for residential purposes does not create a new or incompatible proposal for the settlement, given the principle of such development has already been assessed through the previous Local Development Plan process.

Taking into account the requirements of open space, car parking, and access, as well as the established development form in the locality, we consider that a development of approximately 8-10 houses could be accommodated on the site without constituting over-development.

We would propose to plant a boundary screen of trees to the rear of the proposed plot, so as to continue the line of established planting that has already begun in the rear garden ground of houses in Cottown. Such planting will form a logical extension of tree cover when viewed either from the east, or from the west on approach to the junction of the two hamlets.

**21. Explain the compatibility of the proposal with the existing character of the surrounding area.**

The site forms a rectangular shaped area within a field on the south side of Chapelhill. The field is relatively flat and is situated opposite the houses that line the Old Carse Road, some of which are listed and of traditional, pre 1919 construction. These buildings reflect the established nature of this small, estate hamlet.

The boundary for the site has been selected in order to create a settlement edge on the eastern side of Chapeltown opposite the B listed Learig and Viewfield cottages. By creating such an edge, it is considered that this will present a sense of arrival in the hamlet from those approaching from the East. At present such a sense of arrival is lacking, owing to the ribbon nature of development on the north side of the road, and by the views of the backs of the Cottown cottages visible across the field to the west. This will reinforce a sense of place in the village.

**22. How does the site's location promote the use of sustainable transport?**

The site lies immediately adjacent to National cycle network route 77 (salmon run), linking Perth and Dundee. In addition the site is served by an approximately hourly bus service between the two cities and their railway stations that runs from around 7am to 11pm Monday to Saturday and with a less frequent service on a Sunday.

**23. Does the site make best use of solar gain? Is the site protected from prevailing winds?**

The site will be sheltered from the prevailing south-westerly wind by the existing development in Cottown. The site can easily benefit from solar gain. It will be designed so as to effect an appropriate balance between benefiting from solar gain and creating an appropriate streetscape along the Old Carse Road and nearby listed buildings.

**INFRASTRUCTURE CAPACITY**

**24. Is the site serviced by the following existing utilities infrastructure? Select all that apply.**

- |                                           |                                                                |                                                 |
|-------------------------------------------|----------------------------------------------------------------|-------------------------------------------------|
| <input checked="" type="checkbox"/> Water | <input type="checkbox"/> Sewerage                              | <input checked="" type="checkbox"/> Electricity |
| <input 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.**

No.

**26. Explain how the site relates to existing road and rail networks.**

As noted at question 22 above, despite its rural location, the site is well served by walking, cycling and public transport routes. In addition to this the site is also well served by the trunk road network, being only a short distance from access and egress points to the A90 in both a westerly and easterly direction.

**27. Please provide details of any known capacity issues in the existing road and rail networks and how these can be overcome.**

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

Unknown at this time.

#### SITE TECHNICAL CONSTRAINTS

**28. Do you have information that supports that the site is free from, or can be made free of any constraints?**

(For example, site stability, contamination, flood risk, overhead lines, health and safety exclusion zones)

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

The site is shown as being free from flood risk on SEPA's flood risk map. It is a greenfield site where contamination would not be expected. There are no overhead lines and no health and safety exclusion zones.

**29. Please explain what effect the proposal will have on the landscape character of the area.**

The site lies within the 'Firth Lowlands' landscape Character area as defined in the original Tayside Landscape Character Assessment (1999) commissioned by SNH. The document states in relation to development, that within the Firth Lowlands Landscape Character unit, an appropriate response will be to 'encourage new development to reinforce the existing settlement pattern, focused on market towns and smaller villages.'

The anticipated likely effect of the proposal on the host landscape character will be minimal and will serve to strengthen the existing settlement pattern.

**30. How will the development contribute to the green network?**

The proposed development would have no physical adverse impact on the green network. In contrast by situating such development so close to route 77 of the national cycle network, it is hoped that it will encourage the use of active travel as a means of accessing points in the local 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.

The site is approximately 2 kilometres from the Firth of Tay and Eden Estuary Special Protection Area and Special Area of Conservation. No likely significant effects on the Natura 2000 site are anticipated as no link to the conservation objectives of the site is evident.

**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 is not anticipated that the proposal would have any impact on any local, regional or national 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 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).

In terms of the the criteria for site effectiveness in relation to PAN 2/2010 “Affordable Housing and Housing Land Audits” paragraph 55 as listed below:

- The site owner is willing to develop or release the site for development
- The site is free from physical constraints
- There is no known contamination present on this site
- Funding is available to deliver housing on this site
- The site is marketable
- Infrastructure is available in immediate proximity to the site
- Housing is the sole preferred use of the site therefore the delivery of the site is not dependent upon cross-funding activities.

We can confirm that the site owner is willing to release the site for development; the site is free from physical constraints; there is no known contamination present on the site; the site is considered to be marketable, particularly given the small scale of proposed development on the site and the location of the site; infrastructure is available in immediate proximity to the site; and housing is the sole preferred use of the site therefore the delivery of the site is not dependent upon cross-funding activities. It is noted that house builders have been active in the local 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

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Completed Submission forms and location plans should be addressed to  
[developmentplan@pkc.gov.uk](mailto:developmentplan@pkc.gov.uk)

Or alternatively by post to:

Local Development Plan Team  
Perth and Kinross Council  
Pullar House  
35 Kinnoull Street  
Perth  
PH1 5GD

The Call for Sites process will run from Tuesday 20 January 2015 for 10 weeks. Completed Submissions must be received by Tuesday 31 March 2015.





# Perth and Kinross Local Development Plan

224

## 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="Angus Dodds"/>
Organisation/ Community Council	<input type="text" value="Smiths Gore"/>
Building No./Name	<input type="text" value="22"/>
Address	<input type="text" value="Young Street"/>
Town/City	<input type="text" value="Edinburgh"/>
Postcode	<input type="text" value="EH2 4JB"/>
Telephone	<input type="text" value="0131 344 0892"/>
Mobile	<input type="text" value="07595963282"/>
Email	<input type="text" value="Angus.Dodds@smithsgore.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="Errol Estate"/>	Postcode	<input type="text"/>
organisation	<input type="text" value="Errol Estate"/>	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.

**7. Current and Proposed Land Use**

Please describe the current designation and use of the site:

There is capacity for growth at Errol village both within and out with the village, on land controlled by Errol Estate. At present the village has a good range of facilities but the village fabric needs enhancement and investment to regenerate it's conservation area and help generate new economic activity. The village offers a highly sustainable location for growth focused on providing green recreation and tourism both for the two cities it serves (Dundee and Perth) and for a wider visitor population.

Errol Estate would like to work with the community, Council and relevant stakeholders to complete a village planning exercise for Errol and its surrounds focused on the regeneration of the village and enhancement of its conservation area.

No sites are being put forward at this point. These would emerge from the village planning exercise, following input from the community, the Council and relevant stakeholders.

What land use would you like the site considered for?

The Estate would like to see a regeneration plan for the village and surrounding land focused on developing green infrastructure for recreation (including waymarked routes for cycling and walking), tourism and sustainable travel. Visitor accommodation could be developed for a range of markets such as bunkhouse and self-catering facilities. These facilities will provide expanded markets for the services and businesses in Errol village both existing and new and assist in regenerating this village and its conservation area. Errol Estate wishes to work with the Council, the community and other stakeholders to seek the enhancement of the village.

## PART 2 ADDRESSING THE SELECTION CRITERIA

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### ENHANCING PLACE

**8. Which of the strategic objectives within the Perth and Kinross Community Planning Partnership's Community Plan 2013 - 2023 does the proposal support? Select all that apply.**

- ☒ Giving every child the best start in life
- ☒ Developing educated, responsible and informed citizens
- ☒ Promoting a prosperous, inclusive and sustainable economy
- ☒ Supporting people to lead independent, healthy and active lives
- ☒ Creating a safe and sustainable place for future generations

Please explain how?

The development of recreational green infrastructure and employment generating development would have a positive impact on the vitality and viability of Errol village and existing and future residents. If there are more reasons for people to locate in the village through the provision of increased employment then this will help sustain local services, for example St Maddoes Primary School (roll call 144 for session 2015/16). In addition, green infrastructure helps to provide a safe and more sustainable place for all residents to undertake exercise or reach employment or service locations by walking and cycling.

As stated in a separate and complementary submission to the Call for Issues, the village is well positioned to attract and sustain developments and enhancements associated with walking and cycling. The Estate therefore wishes to see Errol become an exemplar settlement for walking and cycling over the course of this Local Development Plan period as encouraged in National Planning Framework 3. The Estate see a significant opportunity for joint working between the Council, and other Agencies along with the local community and other relevant stakeholders to consider how this can be realised.

**9. How will the proposal support local communities? How will the proposal enhance or create new local facilities?**

A village planning exercise focused on regeneration would support the community through giving them a direct opportunity to drive the planning for the future of Errol Village and the surrounding land. The Estate hopes that a proposal involving the development of green infrastructure for recreation and transport, and tourism related development will help to sustain the village and surrounds, whilst also providing for better sustainable transport links and access to Perth and Dundee.

**10. Will the proposal create any permanent employment within Perth and Kinross?**

A village planning exercise could assist in promotion of economic opportunities in the local area, in turn linking to permanent employment generation; development of tourism businesses would lead to permanent employment opportunities.

**11. If the proposal will result in a loss of employment land, please give further details.**

N/A

**12. If the proposal supports a designated National Planning Framework national priority or a site identified in the Strategic Development Plan, please give details.**

The National Planning Framework 3 (NPF3) states that 'Rural Scotland provides significant opportunities for tourism, outdoor sports and recreation, as reflected in VisitScotland's National Tourism Development Framework, which development plans and planning decisions should support' (para 4.27). Paragraph 100 of SPP aligns with this position in stating that 'Development Plans should be informed by the Tourism Development Framework for Scotland in order to maximise the sustainable growth of regional and local visitor economies. '

NPF3 also identifies key areas to develop Scotland's long distance cycling and walking network. The extension of green infrastructure around Errol would diversify the walking/cycling offering from the National Cycle Route 77, which in turn has potential to link to plans for the long distance cycling and walking network around Dundee and on to a proposed Angus coastal route.

**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.

No specific sites are being promoted at this point. If the village plan identifies the requirement for more land for employment or housing, this could be fed through at the MIR stage of the Local Development Plan.

**14. Is the proposed site within or next to an existing settlement area?**

☒ Yes ☐ No

**15. Is the proposed site within the Green Belt as identified in the Perth and Kinross Local Development Plan?**

☐ Yes, go to question 16 ☒ No, go to question 17

**16. Describe what makes the proposal suitable or appropriate at a green belt location. Is a green belt location essential? If so, why?**

**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 unknown whether the proposal would affect any cultural heritage asset(s) at this time as no specific sites have been selected as yet. However the village planning exercise is designed to find ways to enhance the Errol conservation area and thereby improve this asset.

**18. Provide details of any known previous development of the site.**

N/A

**19. Will development of this site re-use existing buildings?**

The re-use of buildings is a possibility which may arise from the village planning exercise.

**20. Explain the compatibility of the proposal with neighbouring uses.**

One of the purposes of the village planning exercise would be to look at Errol and the surrounding land as a whole and direct future development to appropriate locations, a part of this exercise would be to assess proposals against existing land uses.

Another purpose would be to examine how development of recreational green infrastructure could benefit Errol, for example through links to Perth and Dundee and beyond, but also in terms of leisure potential for residents and visitors in the wider Carse of Gowrie area.

**21. Explain the compatibility of the proposal with the existing character of the surrounding area.**

The village planning exercise would also take into account the character of Errol and its surrounds, particularly considering the Conservation Area.

**22. How does the site's location promote the use of sustainable transport?**

As stated in this submission, promotion of sustainable transport would be one of the main tenets of the village planning exercise. The Estate believes that the Errol area and the surrounds are located where sustainable transport links to improve accessibility to Perth and Dundee, and to provide recreational access, would result in significant benefit to residents and visitors.

**23. Does the site make best use of solar gain? Is the site protected from prevailing winds?**

No sites have been selected.

**INFRASTRUCTURE CAPACITY**

**24. Is the site serviced by the following existing utilities infrastructure? Select all that apply.**

☒ Water

☒ Sewerage

☒ Electricity

☐ Gas

☒ Telecommunications/Digital



**25. Have you approached the relevant utility providers to discuss whether capacity exists within the utility network? Please give details.**

N/A

**26. Explain how the site relates to existing road and rail networks.**

Errol village is located south of the A90 (less than a 10 minute drive to the nearest access/egress point).

The railway line runs through the Carse of Gowrie and the old station is located around a mile north east of Errol, accessible by walking and bus.

There is a long term ambition to have this station reopened and usable making Errol a highly sustainable location.

**27. Please provide details of any known capacity issues in the existing road and rail networks and how these can be overcome.**

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

Unknown at this time. As stated, the focus on the village planning exercise would be to examine the potential to increase cycling and walking sustainable transport links in and around Errol.

#### 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.

Unknown at this time. The village planning exercise could take cognisance of any constraints.

**29. Please explain what effect the proposal will have on the landscape character of the area.**

The village planning exercise could take account of the landscape character of Errol and its surrounds.

**30. How will the development contribute to the green network?**

One of the main aims of the village planning exercise would be to examine how Errol and its surrounds could contribute to the green network through increasing accessibility for sustainable transport and recreation.

Errol is perfectly positioned between the two cities of Dundee and Perth to provide support to recreational and sustainable travel routes between the two cities.

**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.

Errol is located within 2 km of the Firth of Tay and Eden Estuary Special Area of Conservation and Firth of Tay and Eden Estuary Special Protection Area.

Any potential effects could be examined as part of a village planning exercise.

**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.

Any potential effects could be examined as part of a village planning exercise.

## 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.

Errol Estate own most of the land around Errol and some key sites within the village. It would be hoped that all interested parties could contribute to a village planning exercise.

**34. When is the development proposed to take place on the site?**

- ☒ Within 5 years of adoption of the Local Development Plan (up to 2023)
- ☐ Within 5-10 years (up to 2023 – 2028)
- ☐ Beyond 10 years (beyond 2028)

**35. Provide details to demonstrate that the site can be considered effective in terms of any housing proposals.**

(Whole, or in part to establish the suitability of the proposal in this regard).

N/A

## PART 3 DECLARATIONS

### Action Programme

- ☒ I, the promoter/agent confirm that if my site is successful in the Call for Sites process and promoted within the Local Development Plan I will provide the Council with information as required to allow the Council to fulfill its duties to prepare Action Programmes.

### Further Information

- ☒ I, the promoter/agent confirm I am aware that as part of the Local Development Plan process I may be required to provide further information in the form of studies/investigations or other documentation prepared by suitably qualified professionals to support the information I have provided on this form and/or to establish the suitability of the site for development or redevelopment in line with the proposed use.

- ☒ I, the promoter/agent accept that details of this proposal may be publicised as part of consultation on this and future phases of the preparation of the local Development Plan.

**Signature**

- ☒ I, the promoter/agent certify that this is a submission for the Call for Sites process as part of Perth and Kinross Local Development Plan. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge (for electronic submissions, please confirm your statement by ticking the box instead of providing signature).

**Signature:**

**Name:**

**Date:**

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**36. How did you find out about the call for sites process?** optional question.

- ☐ Councils website
- ☐ Notice in Newspaper, could you tell us which one below?
- ☐ PKC Development Plan Scheme
- ☐ Telephone enquiry to Council
- ☐ Email enquiry to Council
- ☐ Social Media (e.g. Twitter, Facebook)
- ☐ Other, could you tell us how below?

Further information

---

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[developmentplan@pkc.gov.uk](mailto:developmentplan@pkc.gov.uk)

Or alternatively by post to:

Local Development Plan Team  
Perth and Kinross Council  
Pullar House  
35 Kinnoull Street  
Perth  
PH1 5GD

The Call for Sites process will run from Tuesday 20 January 2015 for 10 weeks. Completed Submissions must be received by Tuesday 31 March 2015.







# Perth and Kinross Local Development Plan

## Call for Sites

20 January - 31 March 2015

This form should be used to make a submission to the call for sites process to promote a site for development or redevelopment in the Perth and Kinross Local Development Plan. This form should be used where a change to a settlement boundary is suggested but should not be used for housing sites of fewer than 5 units as the Local Development Plan does not identify sites of this scale. Requested information should be concise and to the point.

For help completing this form you are advised to read the associated [Guidance notes](#) or ring us on 01738 475300

### PART 1 APPLICANT AND SITE DETAILS

---

#### 1. Your Details

Name	<input type="text" value="C. Newton"/>
Organisation/ Community Council	<input type="text" value="Bell Ingram"/>
Building No./Name	<input type="text" value="Durn"/>
Address	<input type="text" value="Isla Road"/>
Town/City	<input type="text" value="Perth"/>
Postcode	<input type="text" value="PH2 7HF"/>
Telephone	<input type="text" value="01738621 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="Robert Morgan"/>	Postcode	<input type="text"/>
organisation	<input type="text" value="Westleys Farm"/>	Telephone	<input type="text"/>
Building No./Name	<input type="text" value="C/o Bell Ingram"/>	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)

13.6

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 north-east of Errol shown on the attached plan.

**7. Current and Proposed Land Use**

Please describe the current designation and use of the site:

Agricultural field.

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 provision of housing in this location on the edge of the rural settlement of Errol would meet TAYplan's requirement for generous and flexible supply of housing land. It would meet the need for more rural housing to support the continued viability of the existing rural shops and community services for the benefit of existing and future generations that live and work in rural locations.

**9. How will the proposal support local communities? How will the proposal enhance or create new local facilities?**

See above.

**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.**

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.

The land is outwith the housing market areas where sites are currently being sought. The land could however contribute in the longer term to providing a flexible supply of housing in an accessible and sustainable rural location.

**14. Is the proposed site within or next to an existing settlement area?**

☒ Yes      ☐ No

**15. Is the proposed site within the Green Belt as identified in the Perth and Kinross Local Development Plan?**

☐ Yes, go to question 16      ☒ No, go to question 17

**16. Describe what makes the proposal suitable or appropriate at a green belt location. Is a green belt location essential? If so, why?**

**17. Will the proposal affect any cultural heritage asset(s)?**

(for example, Scheduled Monuments, archaeological sites, listed buildings and or their setting, Conservation Areas, Gardens and Design Landscapes, Historical Battlefields). Please provide details of the asset(s) and of the impact (positive or negative) that the proposal will have.

N/A

**18. Provide details of any known previous development of the site.**

N/A

**19. Will development of this site re-use existing buildings?**

No

**20. Explain the compatibility of the proposal with neighbouring uses.**

The land at Errol is suitable for housing given the form of recent development that exists and the ability of the landscape to absorb new development.

**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 within easy access of the A90 trunk road to Perth and Dundee, including public transport which currently serves the existing village of Errol and surrounding areas.

**23. Does the site make best use of solar gain? Is the site protected from prevailing winds?**

The site layout could be designed to make best use of solar gain and 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 within easy reach of Perth and Dundee by road and there is a rail connection at Invergowerie, Perth and Dundee

**27. Please provide details of any known capacity issues in the existing road and rail networks and how these can be overcome.**

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

Not known.

#### SITE TECHNICAL CONSTRAINTS

**28. Do you have information that supports that the site is free from, or can be made free of any constraints?**

(For example, site stability, contamination, flood risk, overhead lines, health and safety exclusion zones)

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

The site is not shown as being at risk of flood on the SEPA flood map. There are no overhead power lines or health and safety zone exclusions. There are no known site contamination and site stability constraints.

**29. Please explain what effect the proposal will have on the landscape character of the area.**

The land could be planted with native trees to ensure the landscape character is maintain and enhanced.

**30. How will the development contribute to the green network?**

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.

The site is within 2km of the Firth of Tay and Eden Estuary and associates SAC and SPA.

**32. In what way would development of the site impact on a national, regional or local designated site?**

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

None.

## DELIVERABILITY IN THE PLAN PERIOD

**33. What is the ownership/control status of the site?** Select all that apply.

- |                                                                           |                                                                   |
|---------------------------------------------------------------------------|-------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Owned/controlled by single developer. | <input type="checkbox"/> Owned/controlled by multiple developers. |
| <input type="checkbox"/> Controlled by single owner.                      | <input type="checkbox"/> In control of multiple owners.           |
| <input type="checkbox"/> In partnership with a developer.                 | <input type="checkbox"/> In partnership with multiple developers. |
| <input type="checkbox"/> No developer involvement in the proposal.        |                                                                   |

Where there are additional developers or landowners involved please provide details.

**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 within a single ownership and could be released for development as and when required.

## PART 3 DECLARATIONS

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### Action Programme

- ☒ I, the promoter/agent confirm that if my site is successful in the Call for Sites process and promoted within the Local Development Plan I will provide the Council with information as required to allow the Council to fulfill its duties to prepare Action Programmes.

### Further Information

- ☒ I, the promoter/agent confirm I am aware that as part of the Local Development Plan process I may be required to provide further information in the form of studies/investigations or other documentation prepared by suitably qualified professionals to support the information I have provided on this form and/or to establish the suitability of the site for development or redevelopment in line with the proposed use.

- ☒ I, the promoter/agent accept that details of this proposal may be publicised as part of consultation on this and future phases of the preparation of the local Development Plan.

**Signature**

- ☒ I, the promoter/agent certify that this is a submission for the Call for Sites process as part of Perth and Kinross Local Development Plan. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge (for electronic submissions, please confirm your statement by ticking the box instead of providing signature).

**Signature:**

**Name:**

**Date:**

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.

**36. How did you find out about the call for sites process?** optional question.

- ☐ Councils website
- ☐ Notice in Newspaper, could you tell us which one below?
- ☐ PKC Development Plan Scheme
- ☐ Telephone enquiry to Council
- ☐ Email enquiry to Council
- ☐ Social Media (e.g. Twitter, Facebook)
- ☒ Other, could you tell us how below?

Further information

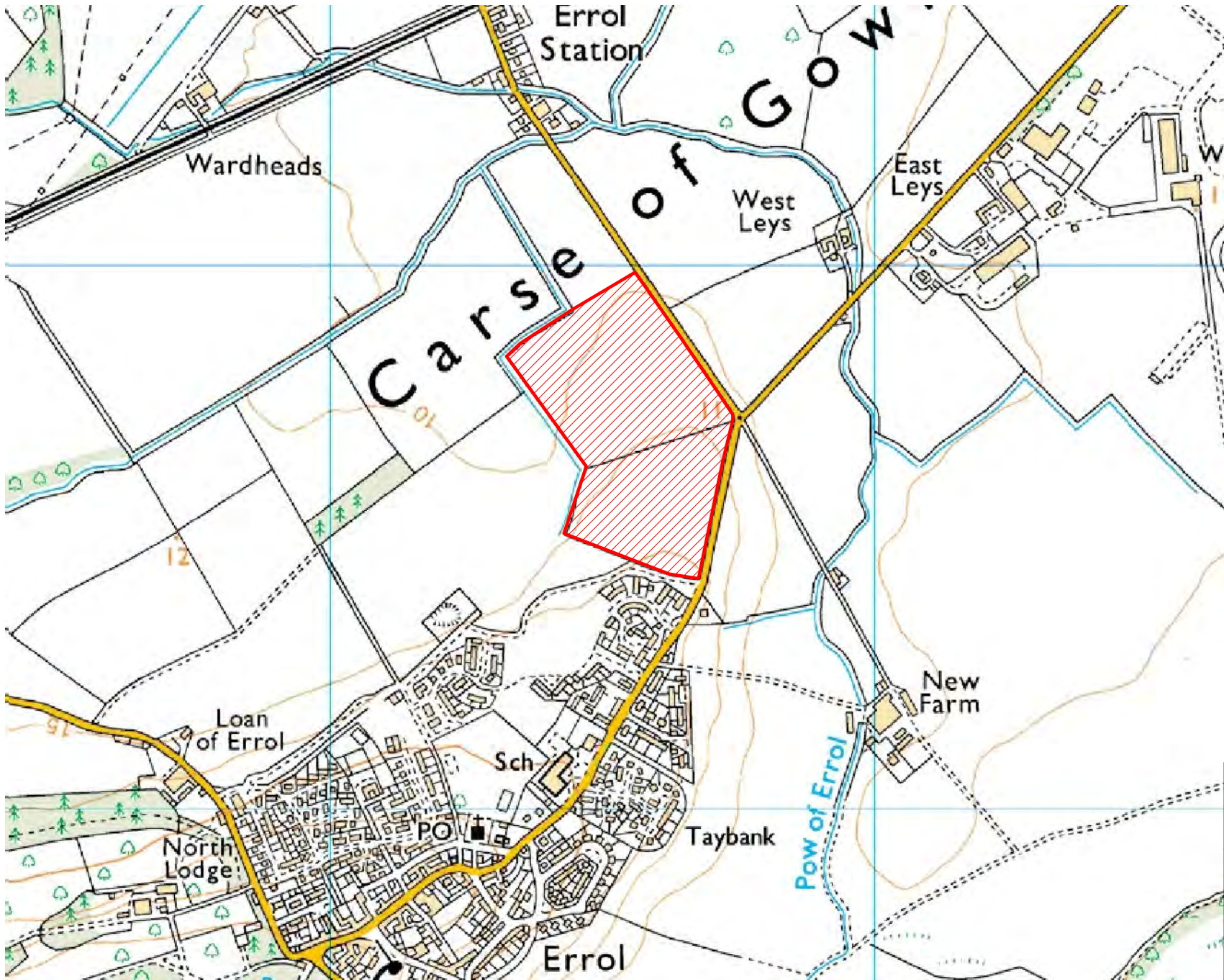
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Completed Submission forms and location plans should be addressed to  
[developmentplan@pkc.gov.uk](mailto:developmentplan@pkc.gov.uk)

Or alternatively by post to:

Local Development Plan Team  
Perth and Kinross Council  
Pullar House  
35 Kinnoull Street  
Perth  
PH1 5GD

The Call for Sites process will run from Tuesday 20 January 2015 for 10 weeks. Completed Submissions must be received by Tuesday 31 March 2015.



Location Plan @ 1:10000

~~-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

Revision -      Date 00-00-00



Client Westleys Farm			
Project Call for Sites			
Title Land to North East of Errol			
Branch Perth		Telephone 01738 621 121	
Drawn KJL	Date 31/03/15	Drg Size A4	Checked KJL
Job No. M2288	Scale 1:10000		
Drg No. L(EX)100	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="Ewan Maclean"/>
Organisation/ Community Council	<input type="text" value="Emac Planning LLP"/>
Building No./Name	<input type="text" value="Ballinard House"/>
Address	<input type="text" value="3 Davidson Street&lt;br/&gt;Broughty Ferry"/>
Town/City	<input type="text" value="Dundee"/>
Postcode	<input type="text" value="DD5 3AS"/>
Telephone	<input type="text" value="01382 738822"/>
Mobile	<input type="text" value="07860 968006"/>
Email	<input type="text" value="ewan@emacplanning.co.uk"/>

#### 2. Lead Developers Details (if any)

Name	<input type="text" value="John Stephen"/>
Organisation	<input type="text" value="A &amp; J Stephen (Builders) Limited"/>
Building No./Name	<input type="text" value="Stephen House"/>
Address	<input type="text" value="Edinburgh Road"/>
Town/ City	<input type="text" value="Perth"/>
Postcode	<input type="text" value="PH2 8BS"/>
Telephone	<input type="text" value="01738 620721"/>
Mobile	<input type="text"/>
Email	<input type="text"/>

#### 3. Primary Landowner's Details (if known)

Name	<input type="text"/>	Postcode	<input type="text"/>
organisation	<input type="text"/>	Telephone	<input type="text"/>
Building No./Name	<input type="text"/>	Mobile	<input type="text"/>
Address	<input type="text"/>	Email	<input type="text"/>
Town/City	<input type="text"/>		

- ☒ Please confirm, by ticking this box, that the landowner(s) has been notified that a submission is being made to the Call for Sites process relating to the land in their ownership?  
See question 33.

**4. Who is the main contact for this submission?**

- ☒ You      ☐ Developer      ☐ Land Owner  
☐ Other

**5. Site Area**

Please state the site area in either hectares or square metres:

Hectares (ha)

Square Metres (sq m)

**6. Postal Address or Location of proposed Development** (please include postcode)

Please identify the location of the site in your accompanying location plan.

Luncarty South (H27)

**7. Current and Proposed Land Use**

Please describe the current designation and use of the site:

Agriculture.

What land use would you like the site considered for?

Support for allocation H27, which remains an effective site within the Perth Core Area as defined by TAYplan, and the recognition within the plan that the site is capable of delivering in excess of 300 houses.  
A PAN has been submitted and various technical studies are currently being undertaken in the lead up to an upcoming application for planning permission. As part of this process a masterplanning exercise is being carried out which will more accurately identify the true capacity of the site and this information will be provided when available.

## PART 2 ADDRESSING THE SELECTION CRITERIA

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### ENHANCING PLACE

**8. Which of the strategic objectives within the Perth and Kinross Community Planning Partnership's Community Plan 2013 - 2023 does the proposal support?** Select all that apply.

- ☐ Giving every child the best start in life
- ☐ Developing educated, responsible and informed citizens
- ☐ Promoting a prosperous, inclusive and sustainable economy
- ☐ Supporting people to lead independent, healthy and active lives
- ☐ Creating a safe and sustainable place for future generations

Please explain how?

**9. How will the proposal support local communities? How will the proposal enhance or create new local facilities?**

**10. Will the proposal create any permanent employment within Perth and Kinross?**

**11. If the proposal will result in a loss of employment land, please give further details.**

**12. If the proposal supports a designated National Planning Framework national priority or a site identified in the Strategic Development Plan, please give details.**

**13. Explain how the proposal meets a potential land supply issue in the Perth and Kinross Local Development Plan.**

Please note that for housing sites we are most interested in receiving information on potential sites in the housing market areas covering Highland, Strathmore and Strathearn; there is unlikely to be a need for additional land in the Perth Housing Market Area or the Kinross Housing Market Area. For further information please see the associated Guidance Notes.

**14. Is the proposed site within or next to an existing settlement area?**

☒ Yes      ☐ No

**15. Is the proposed site within the Green Belt as identified in the Perth and Kinross Local Development Plan?**

☐ Yes, go to question 16      ☒ No, go to question 17

**16. Describe what makes the proposal suitable or appropriate at a green belt location. Is a green belt location essential? If so, why?**

**17. Will the proposal affect any cultural heritage asset(s)?**

(for example, Scheduled Monuments, archaeological sites, listed buildings and or their setting, Conservation Areas, Gardens and Design Landscapes, Historical Battlefields). Please provide details of the asset(s) and of the impact (positive or negative) that the proposal will have.

**18. Provide details of any known previous development of the site.**

**19. Will development of this site re-use existing buildings?**

**20. Explain the compatibility of the proposal with neighbouring uses.**

**21. Explain the compatibility of the proposal with the existing character of the surrounding area.**

**22. How does the site's location promote the use of sustainable transport?**

**23. Does the site make best use of solar gain? Is the site protected from prevailing winds?**

INFRASTRUCTURE CAPACITY

**24. Is the site serviced by the following existing utilities infrastructure?** Select all that apply.

☒ 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.

**29. Please explain what effect the proposal will have on the landscape character of the area.**

**30. How will the development contribute to the green network?**

**31. Is this site located within 2km of, or likely to have an effect on a designated Natura 2000 site?**

Please give details.

☐ Yes      ☒ No

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

**32. In what way would development of the site impact on a national, regional or local designated site?**

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.



DELIVERABILITY IN THE PLAN PERIOD

**33. What is the ownership/control status of the site?** Select all that apply.

- |                                                                           |                                                                   |
|---------------------------------------------------------------------------|-------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Owned/controlled by single developer. | <input type="checkbox"/> Owned/controlled by multiple developers. |
| <input type="checkbox"/> Controlled by single owner.                      | <input type="checkbox"/> In control of multiple owners.           |
| <input type="checkbox"/> In partnership with a developer.                 | <input type="checkbox"/> In partnership with multiple developers. |
| <input type="checkbox"/> No developer involvement in the proposal.        |                                                                   |

Where there are additional developers or landowners involved please provide details.

**34. When is the development proposed to take place on the site?**

- ☒ Within 5 years of adoption of the Local Development Plan (up to 2023)
- ☐ Within 5-10 years (up to 2023 – 2028)
- ☐ Beyond 10 years (beyond 2028)

**35. Provide details to demonstrate that the site can be considered effective in terms of any housing proposals.**

(Whole, or in part to establish the suitability of the proposal in this regard).

## PART 3 DECLARATIONS

---

### Action Programme

- ☒ I, the promoter/agent confirm that if my site is successful in the Call for Sites process and promoted within the Local Development Plan I will provide the Council with information as required to allow the Council to fulfill its duties to prepare Action Programmes.

### Further Information

- ☒ I, the promoter/agent confirm I am aware that as part of the Local Development Plan process I may be required to provide further information in the form of studies/investigations or other documentation prepared by suitably qualified professionals to support the information I have provided on this form and/or to establish the suitability of the site for development or redevelopment in line with the proposed use.

- ☒ I, the promoter/agent accept that details of this proposal may be publicised as part of consultation on this and future phases of the preparation of the local Development Plan.

**Signature**

- ☒ I, the promoter/agent certify that this is a submission for the Call for Sites process as part of Perth and Kinross Local Development Plan. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge (for electronic submissions, please confirm your statement by ticking the box instead of providing signature).

**Signature:**

**Name:**

**Date:**

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.

**36. How did you find out about the call for sites process?** optional question.

- ☒ Councils website
- ☐ Notice in Newspaper, could you tell us which one below?
- ☐ PKC Development Plan Scheme
- ☐ Telephone enquiry to Council
- ☐ Email enquiry to Council
- ☐ Social Media (e.g. Twitter, Facebook)
- ☐ Other, could you tell us how below?

Further information

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Completed Submission forms and location plans should be addressed to  
[developmentplan@pkc.gov.uk](mailto:developmentplan@pkc.gov.uk)

Or alternatively by post to:

Local Development Plan Team  
Perth and Kinross Council  
Pullar House  
35 Kinnoull Street  
Perth  
PH1 5GD

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# Perth and Kinross Local Development Plan

## Call for Sites

20 January - 31 March 2015

This form should be used to make a submission to the call for sites process to promote a site for development or redevelopment in the Perth and Kinross Local Development Plan. This form should be used where a change to a settlement boundary is suggested but should not be used for housing sites of fewer than 5 units as the Local Development Plan does not identify sites of this scale. Requested information should be concise and to the point.

For help completing this form you are advised to read the associated [Guidance notes](#) or ring us on 01738 475300

### PART 1 APPLICANT AND SITE DETAILS

#### 1. Your Details

Name	<input type="text" value="Rod McCrae"/>
Organisation/ Community Council	<input type="text" value="McCrae &amp; McCrae Ltd"/>
Building No./Name	<input type="text" value="12"/>
Address	<input type="text" value="Abbey Park Place"/>
Town/City	<input type="text" value="Dunfermline"/>
Postcode	<input type="text" value="KY4 7PD"/>
Telephone	<input type="text" value="01383722454"/>
Mobile	<input type="text" value="07711561814"/>
Email	<input type="text" value="info@mccraemccrae.co.uk"/>

#### 2. Lead Developers Details (if any)

Name	<input type="text"/>
Organisation	<input type="text"/>
Building No./Name	<input type="text"/>
Address	<input type="text"/>
Town/ City	<input type="text"/>
Postcode	<input type="text"/>
Telephone	<input type="text"/>
Mobile	<input type="text"/>
Email	<input type="text"/>

#### 3. Primary Landowner's Details (if known)

Name	<input type="text" value="Peter Leslie"/>	Postcode	<input type="text" value=""/>
organisation	<input type="text" value=""/>	Telephone	<input type="text" value=""/>
Building No./Name	<input type="text" value=""/>	Mobile	<input type="text" value=""/>
Address	<input type="text" value=""/>	Email	<input type="text" value=""/>
Town/City	<input type="text" value=""/>		

- ☒ Please confirm, by ticking this box, that the landowner(s) has been notified that a submission is being made to the Call for Sites process relating to the land in their ownership?  
See question 33.

**4. Who is the main contact for this submission?**

- ☒ You      ☐ Developer      ☐ Land Owner  
☐ Other

**5. Site Area**

Please state the site area in either hectares or square metres:

Hectares (ha)       Square Metres (sq m)

**6. Postal Address or Location of proposed Development** (please include postcode)

Please identify the location of the site in your accompanying location plan.

Farmland lying to the east of Flawcraigs  
Farm Steading  
Rait  
PH2 7RY

**7. Current and Proposed Land Use**

Please describe the current designation and use of the site:

Agricultural use

What land use would you like the site considered for?

Housing

## PART 2 ADDRESSING THE SELECTION CRITERIA

---

### ENHANCING PLACE

**8. Which of the strategic objectives within the Perth and Kinross Community Planning Partnership's Community Plan 2013 - 2023 does the proposal support? Select all that apply.**

- ☒ Giving every child the best start in life
- ☒ Developing educated, responsible and informed citizens
- ☒ Promoting a prosperous, inclusive and sustainable economy
- ☒ Supporting people to lead independent, healthy and active lives
- ☒ Creating a safe and sustainable place for future generations

Please explain how?

The site is within cycling distance of Inchtute Primary School. 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?**

The local Inchtute Primary School needs more houses locally. Public right of way could be agreed over farmland to the south.

**10. Will the proposal create any permanent employment within Perth and Kinross?**

New housing would require extra Council personnel to service it (bins, road maintenance etc.). New gardeners. Housing requires to be built by builders and they require to be maintained in the future.

11. If the proposal will result in a loss of employment land, please give further details.

Not applicable

12. If the proposal supports a designated National Planning Framework national priority or a site identified in the Strategic Development Plan, please give details.

The proposal development will support a designated national priority in 14 National Planning Framework 3 (June 2014) support sustainable economic growth and the transition to a low carbon economy.

A spatial priority in Tay Plan (June 2012) Perth already has too much traffic, pollution and traffic problems.

Tayplan (2012) policy 1 states that local plans may also provide for some development in settlements that are not principal settlements. Land can be released if development can be accommodated and supported by the settlement. We maintain in this rural area the proposed development generally contributing to the objectives of the Tay (plan) and meets the local needs and demands and supports regeneration in the local economy. It is a infill 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.

The site lies adjacent to a quiet public road which links the main Perth - Dundee road.

14. Is the proposed site within or next to an existing settlement area?

☒ Yes ☐ No

15. Is the proposed site within the Green Belt as identified in the Perth and Kinross Local Development Plan?

☐ Yes, go to question 16 ☒ No, go to question 17



**16. Describe what makes the proposal suitable or appropriate at a green belt location. Is a green belt location essential? If so, why?**

Not in green belt.

**17. Will the proposal affect any cultural heritage asset(s)?**

(for example, Scheduled Monuments, archaeological sites, listed buildings and or their setting, Conservation Areas, Gardens and Design Landscapes, Historical Battlefields). Please provide details of the asset(s) and of the impact (positive or negative) that the proposal will have.

No

**18. Provide details of any known previous development of the site.**

No

**19. Will development of this site re-use existing buildings?**

No

**20. Explain the compatibility of the proposal with neighbouring uses.**

The derelict farm steading to the east of it has planning consent for 15 new build houses. Planning consent was given recently for two houses to the east of the tree shelter belt which runs up the east side of the proposed site. There is a line of five cottages beyond it. The site is a classic infill site.

**21. Explain the compatibility of the proposal with the existing character of the surrounding area.**

All of the houses on the steading site will be new. This will extend this group.

**22. How does the site's location promote the use of sustainable transport?**

There is a bus service along the Dundee - Perth dual carriageway (about two miles away).

**23. Does the site make best use of solar gain? Is the site protected from prevailing winds?**

It is south facing and suitable for solar panels more trees could be planted along the south edge but there are trees up the east and along the north edge.

**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.**

We have approached all of the service providers.

**26. Explain how the site relates to existing road and rail networks.**

The quiet unclassified public road links with the Inchmichael Interchange and the Inchtute Interchange on the Perth - Dundee dual carriageway. There is no rail 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.

There is ample capacity on the 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.

The site is free from coal 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.**

it is a classic infill site between the proposed housing at Flawcraigs Farm Steading to the west and a ribbon development of two plots and five cottages to the east.

**30. How will the development contribute to the green network?**

Pathways could be made available on the land owners property to the south.

**31. Is this site located within 2km of, or likely to have an effect on a designated Natura 2000 site?**

Please give details.

☐ Yes ☒ No

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

**32. In what way would development of the site impact on a national, regional or local designated site?**

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

It would not

#### DELIVERABILITY IN THE PLAN PERIOD

**33. What is the ownership/control status of the site?** Select all that apply.

- |                                                                    |                                                                   |
|--------------------------------------------------------------------|-------------------------------------------------------------------|
| <input type="checkbox"/> Owned/controlled by single developer.     | <input type="checkbox"/> Owned/controlled by multiple developers. |
| <input checked="" type="checkbox"/> Controlled by single owner.    | <input type="checkbox"/> In control of multiple owners.           |
| <input type="checkbox"/> In partnership with a developer.          | <input type="checkbox"/> In partnership with multiple developers. |
| <input type="checkbox"/> No developer involvement in the proposal. |                                                                   |

Where there are additional developers or landowners involved please provide details.

**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 owner of this site has sold off the two plots to the east of the site. One of these is about to be built.

#### PART 3 DECLARATIONS

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##### Action Programme

- ☒ I, the promoter/agent confirm that if my site is successful in the Call for Sites process and promoted within the Local Development Plan I will provide the Council with information as required to allow the Council to fulfill its duties to prepare Action Programmes.

##### Further Information

- ☒ I, the promoter/agent confirm I am aware that as part of the Local Development Plan process I may be required to provide further information in the form of studies/investigations or other documentation prepared by suitably qualified professionals to support the information I have provided on this form and/or to establish the suitability of the site for development or redevelopment in line with the proposed use.

- ☒ I, the promoter/agent accept that details of this proposal may be publicised as part of consultation on this and future phases of the preparation of the local Development Plan.

**Signature**

- ☒ I, the promoter/agent certify that this is a submission for the Call for Sites process as part of Perth and Kinross Local Development Plan. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge (for electronic submissions, please confirm your statement by ticking the box instead of providing signature).

Signature:



Name:

R J McCrae MRICS

Date:

30.03.15

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.

**36. How did you find out about the call for sites process?** optional question.

- ☒ Councils website  
☐ Notice in Newspaper, could you tell us which one below?  
☒ PKC Development Plan Scheme  
☐ Telephone enquiry to Council  
☐ Email enquiry to Council  
☐ Social Media (e.g. Twitter, Facebook)  
☐ Other, could you tell us how below?

Further information



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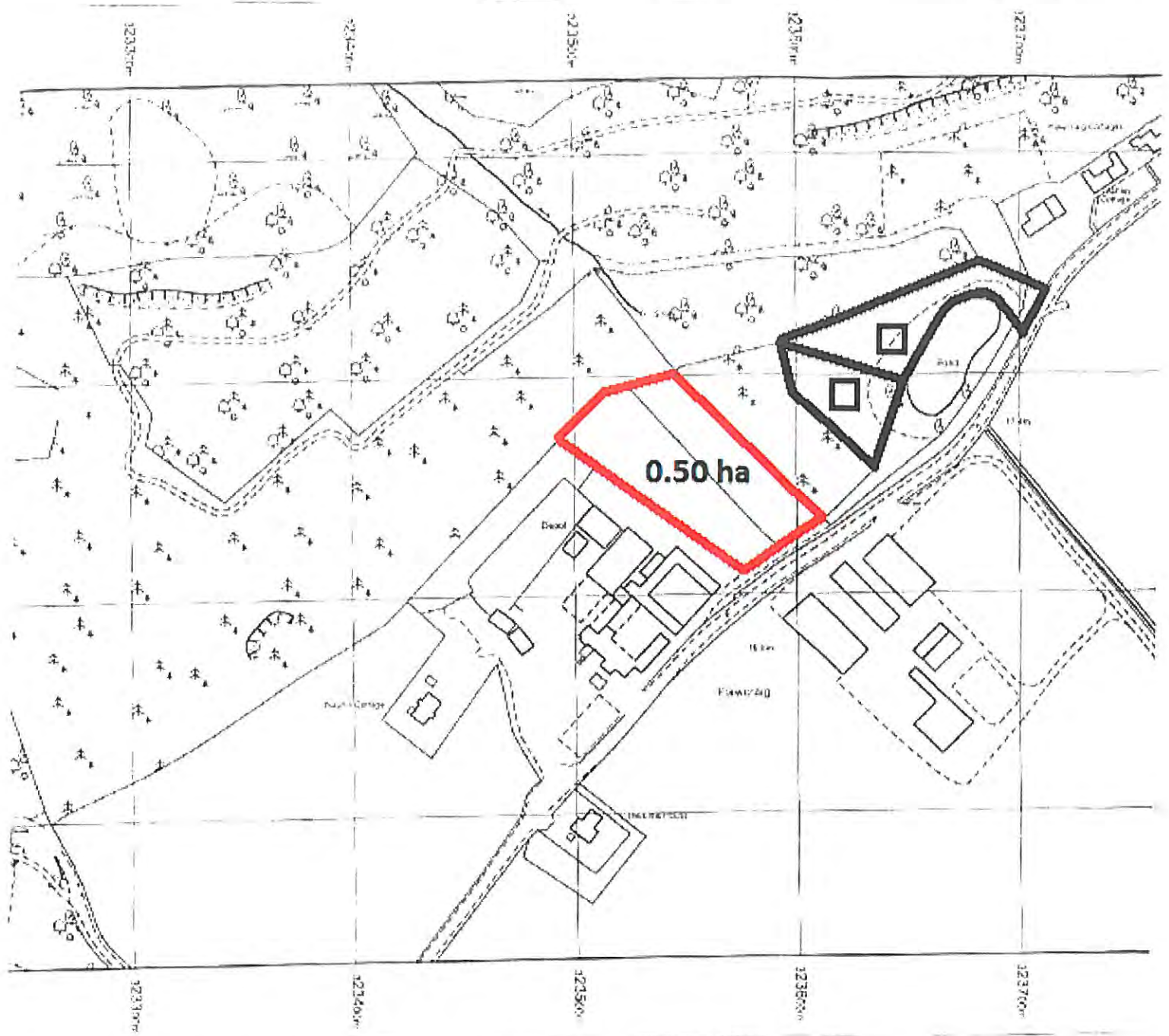
Completed Submission forms and location plans should be addressed to  
[developmentplan@pkc.gov.uk](mailto:developmentplan@pkc.gov.uk)

Or alternatively by post to:

Local Development Plan Team  
Perth and Kinross Council  
Pullar House  
35 Kinnoull Street  
Perth  
PH1 5GD

The Call for Sites process will run from Tuesday 20 January 2015 for 10 weeks. Completed Submissions must be received by Tuesday 31 March 2015.





**Scale 1:2500**







# 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="Debbie Mackay"/>
Organisation/ Community Council	<input type="text" value="Smiths Gore"/>
Building No./Name	<input type="text" value="22"/>
Address	<input type="text" value="Young Street"/>
Town/City	<input type="text" value="Edinburgh"/>
Postcode	<input type="text" value="EH2 4JB"/>
Telephone	<input type="text" value="0131 344 0891"/>
Mobile	<input type="text" value="07920810966"/>
Email	<input type="text" value="Debbie.Mackay@smithsgore.co"/>

#### 2. Lead Developers Details (if any)

Name	<input type="text"/>
Organisation	<input type="text"/>
Building No./Name	<input type="text"/>
Address	<input type="text"/>
Town/ City	<input type="text"/>
Postcode	<input type="text"/>
Telephone	<input type="text"/>
Mobile	<input type="text"/>
Email	<input type="text"/>

#### 3. Primary Landowner's Details (if known)

Name	<input type="text" value="Scone Estate"/>	Postcode	<input type="text"/>
organisation	<input type="text" value="Scone Estate"/>	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.

**7. Current and Proposed Land Use**

Please describe the current designation and use of the site:

What land use would you like the site considered for?

Scone Estate would wish to see the settlement boundary for Guildtown drawn more generously to the west to allow for a more substantial amount of growth in the plan period. The Estate supports the settlement boundary allowing for a certain amount of growth already but would wish to see a larger, deeper area made available as per the attached plan. Scone Estate welcomes the extension of the settlement boundary at Guildtown to include land to the west of the main road through the village. While this is welcomed, the Estate would wish to see a wider area allocated as per their previous submissions. There is scope for further development on the west side of the village to provide for its sustainable growth. There are no environmental designations affecting the sites and there is no flood risk in the area. Scottish Water are currently applying for planning permission to create a new sewage works which will significantly increase the capacity of the area to absorb new development. In addition, they have inserted a new road into the site which runs to the west of the existing row of housing on the west side of the A93 and in parallel to the A93. This new road will greatly facilitate new development to the west.

In the light of the proposed Cross Tay Link Road, there is a longer term opportunity for Guildtown to form the basis of a new settlement for Perth given its location near the route of this new road. Given the strategic need to protect the setting of Perth, the expansion of surrounding villages is inevitable over time. Scone will be able to provide for the substantial immediate needs of the Perth Housing Market Area and Guildtown could become the basis of a longer term expansion when the bypass is constructed. Consideration should therefore be given to the longer term expansion of this area. Therefore a more substantial allocation in the LDP would assist in creating the economies of scale required to justify a more strategic masterplanning exercise for the village and ensure a holistic approach is taken, avoiding piecemeal development.

This village has a good range of facilities but some of these are clearly under threat. The hotel has suffered period of closure. The allocation of more land here would assist in encouraging investment in the hotel and support the retention of the other facilities in the village.



## PART 2 ADDRESSING THE SELECTION CRITERIA

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### ENHANCING PLACE

**8. Which of the strategic objectives within the Perth and Kinross Community Planning Partnership's Community Plan 2013 - 2023 does the proposal support? Select all that apply.**

- ☐ Giving every child the best start in life
- ☐ Developing educated, responsible and informed citizens
- ☒ Promoting a prosperous, inclusive and sustainable economy
- ☐ Supporting people to lead independent, healthy and active lives
- ☒ Creating a safe and sustainable place for future generations

Please explain how?

The development of sites at Guildtown would have a positive impact on the vitality and viability of the village and existing and future residents. If there are more reasons for people to locate in the village through the provision of increased employment then this will help sustain local services.

**9. How will the proposal support local communities? How will the proposal enhance or create new local facilities?**

A more substantial allocation in the LDP would assist in creating the economies of scale required to justify a more strategic masterplanning exercise for the village and ensure a holistic approach is taken, avoiding piecemeal development. This village has a good range of facilities but some of these are clearly under threat. The hotel has suffered period of closure. The allocation of more land here would assist in encouraging investment in the hotel and support the retention of the other facilities in the village

**10. Will the proposal create any permanent employment within Perth and Kinross?**

A masterplanning exercise could assist in promotion of economic opportunities in the local area, in turn linking to permanent employment generation.

**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.**

Provision of a range and choice of 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.

The continued allocation of the current site at Guildtown plus the proposed allocation of a larger area, will facilitate the delivery of new housing in the Perth Housing Market area within an existing settlement in support of its services and in a sustainable setting.

**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 cultural assets.

**18. Provide details of any known previous development of the site.**

N/A

**19. Will development of this site re-use existing buildings?**

There are no existing buildings on the proposed sites.

**20. Explain the compatibility of the proposal with neighbouring uses.**

The promotion of housing in this location will be compatible with the existing adjacent uses which are largely housing and village facilities.

**21. Explain the compatibility of the proposal with the existing character of the surrounding area.**

The promotion of housing in this location will be compatible with the existing adjacent uses which are largely housing and village facilities.

**22. How does the site's location promote the use of sustainable transport?**

Guildtown is on a regular bus route which makes both Perth and Blairgowrie readily accessible by public transport. The nearest railway station is in Perth.

**23. Does the site make best use of solar gain? Is the site protected from prevailing winds?**

The sites can be orientated to maximise solar gain. Shelter belts can be planted to protect any new development from prevailing winds.

**INFRASTRUCTURE CAPACITY**

**24. Is the site serviced by the following existing utilities infrastructure? Select all that apply.**

☒ Water

☒ Sewerage

☒ Electricity

☐ Gas

☒ Telecommunications/Digital

**25. Have you approached the relevant utility providers to discuss whether capacity exists within the utility network? Please give details.**

Scottish Water is currently creating a new sewage works in the area to the south of the sites which will increase capacity to absorb new development in the village.

**26. Explain how the site relates to existing road and rail networks.**

Guildtown village is located on the A93 between Perth and Blairgowrie and just 15 minutes from both. Guildtown's location will become more strategic when the CTRL is constructed. There is therefore scope to consider a more generous allowance of housing for Guildtown to maximise the potential of its new strategic location.

**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 other than those which will be resolved through the Council infrastructure improvements for Perth.

#### SITE TECHNICAL CONSTRAINTS

**28. Do you have information that supports that the site is free from, or can be made free of any constraints?**

(For example, site stability, contamination, flood risk, overhead lines, health and safety exclusion zones)

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

The sites are greenfield and therefore are expected to be free from contamination. They do not appear on SEPA's Flood Risk map.

**29. Please explain what effect the proposal will have on the landscape character of the area.**

Careful master planning with a strong landscape framework will create new ways of integrating the village with the surrounding countryside and will help overcome the rather open nature of the village's western side.

**30. How will the development contribute to the green network?**

There is scope for Guildtown to become more integrated with the surrounding land through a path network. Scone owns the land to make this possible.

**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.

No known Natura sites within 2km of Guildtown.

**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 known national, regional, or local 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 type="checkbox"/> Controlled by single owner.               | <input checked="" type="checkbox"/> In control of multiple owners. |
| <input type="checkbox"/> In partnership with a developer.          | <input type="checkbox"/> In partnership with multiple developers.  |
| <input type="checkbox"/> No developer involvement in the proposal. |                                                                    |

Where there are additional developers or landowners involved please provide details.

Scone Estate controls most of the land to the west of Guildtown with one other owner.

**34. When is the development proposed to take place on the site?**

- ☒ Within 5 years of adoption of the Local Development Plan (up to 2023)
- ☐ Within 5-10 years (up to 2023 – 2028)
- ☐ Beyond 10 years (beyond 2028)

**35. Provide details to demonstrate that the site can be considered effective in terms of any housing proposals.**

(Whole, or in part to establish the suitability of the proposal in this regard).

In terms of the the criteria for site effectiveness in relation to PAN 2/2010 “Affordable Housing and Housing Land Audits” paragraph 55 as listed below:

- The site owner is willing to develop or release the site for development
- The site is free from physical constraints
- The site is considered to be free from contamination as it is a green field site.
- Funding is available
- The site is considered to be marketable
- Infrastructure is available in immediate proximity to the site
- the delivery of the site is not dependent upon cross-funding activities.

## PART 3 DECLARATIONS

### Action Programme

- ☒ I, the promoter/agent confirm that if my site is successful in the Call for Sites process and promoted within the Local Development Plan I will provide the Council with information as required to allow the Council to fulfill its duties to prepare Action Programmes.

### Further Information

- ☒ I, the promoter/agent confirm I am aware that as part of the Local Development Plan process I may be required to provide further information in the form of studies/investigations or other documentation prepared by suitably qualified professionals to support the information I have provided on this form and/or to establish the suitability of the site for development or redevelopment in line with the proposed use.

- ☒ I, the promoter/agent accept that details of this proposal may be publicised as part of consultation on this and future phases of the preparation of the local Development Plan.

**Signature**

- ☒ I, the promoter/agent certify that this is a submission for the Call for Sites process as part of Perth and Kinross Local Development Plan. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge (for electronic submissions, please confirm your statement by ticking the box instead of providing signature).

**Signature:**

**Name:**

**Date:**

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.

**36. How did you find out about the call for sites process?** optional question.

- ☐ Councils website
- ☐ Notice in Newspaper, could you tell us which one below?
- ☐ PKC Development Plan Scheme
- ☒ Telephone enquiry to Council
- ☐ Email enquiry to Council
- ☐ Social Media (e.g. Twitter, Facebook)
- ☐ Other, could you tell us how below?

Further information

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Completed Submission forms and location plans should be addressed to  
[developmentplan@pkc.gov.uk](mailto:developmentplan@pkc.gov.uk)

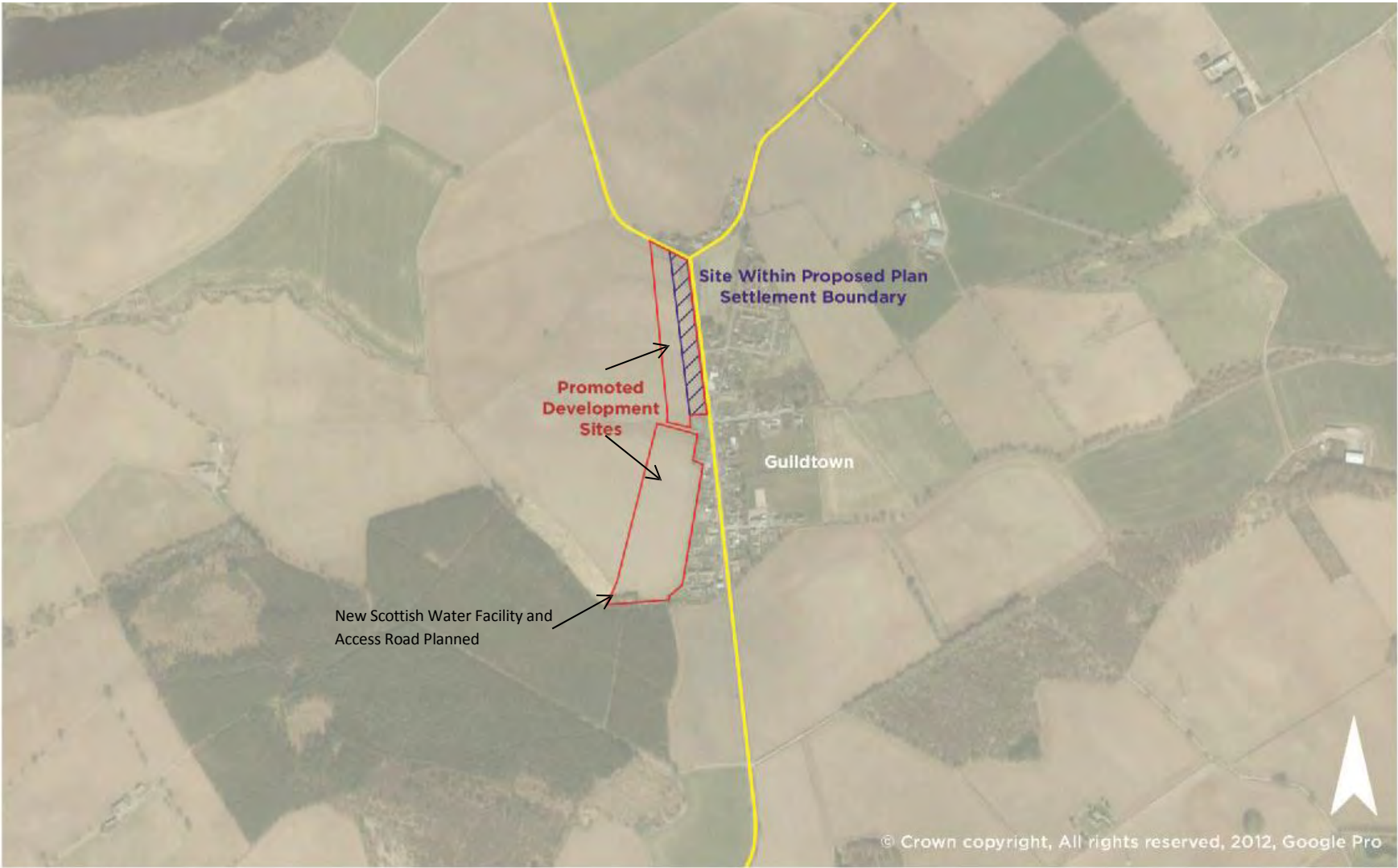
Or alternatively by post to:

Local Development Plan Team  
Perth and Kinross Council  
Pullar House  
35 Kinnoull Street  
Perth  
PH1 5GD

The Call for Sites process will run from Tuesday 20 January 2015 for 10 weeks. Completed Submissions must be received by Tuesday 31 March 2015.



Scone Estate Submission to Call for Sites LDP 2: Guildtown



Guildtown Plan

Scale: 1:20,000



# Perth and Kinross Local Development Plan

## Call for Sites

20 January - 31 March 2015

This form should be used to make a submission to the call for sites process to promote a site for development or redevelopment in the Perth and Kinross Local Development Plan. This form should be used where a change to a settlement boundary is suggested but should not be used for housing sites of fewer than 5 units as the Local Development Plan does not identify sites of this scale. Requested information should be concise and to the point.

For help completing this form you are advised to read the associated [Guidance notes](#) or ring us on 01738 475300

### PART 1 APPLICANT AND SITE DETAILS

#### 1. Your Details

Name	<input type="text" value="Debbie Mackay"/>
Organisation/ Community Council	<input type="text" value="Smiths Gore"/>
Building No./Name	<input type="text" value="22"/>
Address	<input type="text" value="Young Street"/>
Town/City	<input type="text" value="Edinburgh"/>
Postcode	<input type="text" value="EH2 4JB"/>
Telephone	<input type="text" value="01313440891"/>
Mobile	<input type="text" value="07920810966"/>
Email	<input type="text" value="debbie.mackay@smithsgore.co."/>

#### 2. Lead Developers Details (if any)

Name	<input type="text"/>
Organisation	<input type="text"/>
Building No./Name	<input type="text"/>
Address	<input type="text"/>
Town/ City	<input type="text"/>
Postcode	<input type="text"/>
Telephone	<input type="text"/>
Mobile	<input type="text"/>
Email	<input type="text"/>

#### 3. Primary Landowner's Details (if known)

Name	<input type="text"/>	Postcode	<input type="text"/>
organisation	<input type="text" value="Scone Estate"/>	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.

Pickstonhill. Land to the south of Scone Village, Perthshire

**7. Current and Proposed Land Use**

Please describe the current designation and use of the site:

Greenfield site.

What land use would you like the site considered for?

Scone Palace and Estate would wish to see an allocation of land for housing development at Pickstonhill. This area of land lies on the edge of the south of Scone. The current southern edge of the settlement forms a discordant edge and poor approach into Scone from the south, with high density housing clustered along the edge. The next settlement is Bridgend, which is separated from Scone by several fields and mature planting. The Council have raised concerns about future coalescence. The site is within the green belt and several core paths run through and around it. This is a small scale landscape with a small field structure and mature planting that has some capacity for development. There is an opportunity for new development along the edge of Scone that can fulfill the following functions:

- Create a robust settlement edge through planting and use of the minor road leading east from south of Pickstonhill
- Connect the core path network up with a safe route for walking and cycling
- Connect well into Scone through use of existing streets to create a legible place that feels a part of Scone and not a "bolt-on"
- Helps meet housing needs

## PART 2 ADDRESSING THE SELECTION CRITERIA

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### ENHANCING PLACE

**8. Which of the strategic objectives within the Perth and Kinross Community Planning Partnership's Community Plan 2013 - 2023 does the proposal support? Select all that apply.**

- ☐ Giving every child the best start in life
- ☐ Developing educated, responsible and informed citizens
- ☒ Promoting a prosperous, inclusive and sustainable economy
- ☐ Supporting people to lead independent, healthy and active lives
- ☒ Creating a safe and sustainable place for future generations

Please explain how?

The site will provide growth for the village of Scone, thereby providing new residents within walking distance of the schools and other village facilities. This will support the sustainability of the village.

**9. How will the proposal support local communities? How will the proposal enhance or create new local facilities?**

As stated above, the site will provide a proportionate amount of growth for the village of Scone, thereby providing residents within walking distance of the primary school and other village facilities. This will support the sustainability of the village.

**10. Will the proposal create any permanent employment within Perth and Kinross?**

The site will provide employment and business support during the construction period. The existence of new residents in the village will support existing facilities and the jobs they provide.

**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 provision of a range and choice of housing opportunities.

**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 assist with delivery of new housing in the Perth Housing Market area and while it is recognised that this is not a priority for new land supply, the Plan does acknowledge within the Housing section of the Perth Area Spatial Strategy, that 10% of the overall housing land requirement will come through windfall sites.

**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 Council supported the proposed changes to the boundary of the green belt to the south of Scone to allow some scope for expansion of Scone into the area known as Pickstonhill. The reporter did not take this through to the report of examination. The new LDP offers an opportunity to address this.

Scone would wish to see the green belt designation pulled back from around the south side of Scone village to allow scope for the creation of a better southern edge to the village and ultimately a more robust green belt boundary in this location. The current southern side of the settlement forms a discordant edge and poor approach into Scone from this direction, with high

density housing clustered along the edge. The next settlement is Bridgend, which is separated from Scone by several fields and mature planting. The Council have raised concerns about future coalescence. While the proposed site is within the green belt, This is a small scale landscape with a small field structure and mature planting that has some capacity for development.

There is an opportunity for new development along the edge of Scone that can fulfill the following functions:

- Create a robust settlement edge through planting and use of the minor road leading east from south of Pickstonhill
- Connect the core path network up with a safe route for walking and cycling
- Connect well into Scone through use of existing streets to create a legible place that feels a part of Scone and not a "bolt-on"
- Helps meet housing needs

**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 adjacent to, but outwith, the Scone Palace and Gardens Designed Landscape. The The site will enhance the setting of Scone village as approached from the south which will in turn benefit the setting of the designed landscape.

**18. Provide details of any known previous development of the site.**

None. It is a greenfield site adjacent to a village.

**19. Will development of this site re-use existing buildings?**

This is greenfield site.

**20. Explain the compatibility of the proposal with neighbouring uses.**

Housing is the most compatible use for this site given the housing adjacent to it within the village.

**21. Explain the compatibility of the proposal with the existing character of the surrounding area.**

The current southern edge of the settlement forms a discordant edge and poor approach into Scone from the south, with high density housing clustered along the edge. The next settlement is Bridgend, which is separated from Scone by several fields and mature planting. The Council have raised concerns about future coalescence. The site is within the green belt and several core paths run through and around it. This is a small scale landscape with a small field structure and mature planting that has some capacity for development. There is an opportunity for new development along the edge of Scone that can fulfill the following functions:

- Create a robust settlement edge through planting and use of the minor road leading east from south of Pickstonhill
- Connect the core path network up with a safe route for walking and cycling
- Connect well into Scone through use of existing streets to create a legible place that feels a part of Scone and not a "bolt-on"
- Helps meet housing needs

**22. How does the site's location promote the use of sustainable transport?**

The site is immediately adjacent to a village and is in easy walking distance of all village facilities. Its development will support these facilities including the local schools.

**23. Does the site make best use of solar gain? Is the site protected from prevailing winds?**

The site is orientated to the south. The extensive shelter belts proposed will shelter the site 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.**

Not yet.

**26. Explain how the site relates to existing road and rail networks.**

The proposed site at Pickstonhill is adjacent to the A94 Perth Road. it is within a few miles of Perth Railway Station.

**27. Please provide details of any known capacity issues in the existing road and rail networks and how these can be overcome.**

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

No known capacity issues other than those which will be resolved through the Council infrastructure improvements for Perth.

#### 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 greenfield so there are no anticipated contamination issues. The site is not marked on the SEPA flood risk maps.



**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?**

The development will create a sustainable addition to the settlement being within walking and cycling distance of local amenities. A route could be promoted across Estate land to Perth and other surrounding areas.

**31. Is this site located within 2km of, or likely to have an effect on a designated Natura 2000 site?**

Please give details.

☐ Yes ☐ No

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

The site is within 2km of Kinoull Hill SSSI and the River Tay Special Area of Conservation. The site would have no impact on either of these designations.

**32. In what way would development of the site impact on a national, regional or local designated site?**

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

The site will have no negative effects on either of these 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.

**34. When is the development proposed to take place on the site?**

- ☐ Within 5 years of adoption of the Local Development Plan (up to 2023)
- ☐ Within 5-10 years (up to 2023 – 2028)
- ☐ Beyond 10 years (beyond 2028)

**35. Provide details to demonstrate that the site can be considered effective in terms of any housing proposals.**

(Whole, or in part to establish the suitability of the proposal in this regard).

In terms of the the criteria for site effectiveness in relation to PAN 2/2010 “Affordable Housing and Housing Land Audits” paragraph 55 as listed below:

- The site owner is willing to develop or release the site for development
- The site is free from physical constraints
- The site is considered to be free from contamination as it is a green field site.
- Funding is available to deliver housing on this site
- The site is marketable
- Infrastructure is available in immediate proximity to the site
- Housing is the sole preferred use of the site therefore the delivery of the site is not dependent upon cross-funding activities.

## PART 3 DECLARATIONS

### Action Programme

- ☒ I, the promoter/agent confirm that if my site is successful in the Call for Sites process and promoted within the Local Development Plan I will provide the Council with information as required to allow the Council to fulfill its duties to prepare Action Programmes.

### Further Information

- ☒ I, the promoter/agent confirm I am aware that as part of the Local Development Plan process I may be required to provide further information in the form of studies/investigations or other documentation prepared by suitably qualified professionals to support the information I have provided on this form and/or to establish the suitability of the site for development or redevelopment in line with the proposed use.

- ☒ I, the promoter/agent accept that details of this proposal may be publicised as part of consultation on this and future phases of the preparation of the local Development Plan.

**Signature**

- ☒ I, the promoter/agent certify that this is a submission for the Call for Sites process as part of Perth and Kinross Local Development Plan. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge (for electronic submissions, please confirm your statement by ticking the box instead of providing signature).

**Signature:**

**Name:**

**Date:**

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.

**36. How did you find out about the call for sites process?** optional question.

- ☐ Councils website
- ☐ Notice in Newspaper, could you tell us which one below?
- ☐ PKC Development Plan Scheme
- ☒ Telephone enquiry to Council
- ☐ Email enquiry to Council
- ☐ Social Media (e.g. Twitter, Facebook)
- ☐ Other, could you tell us how below?

Further information

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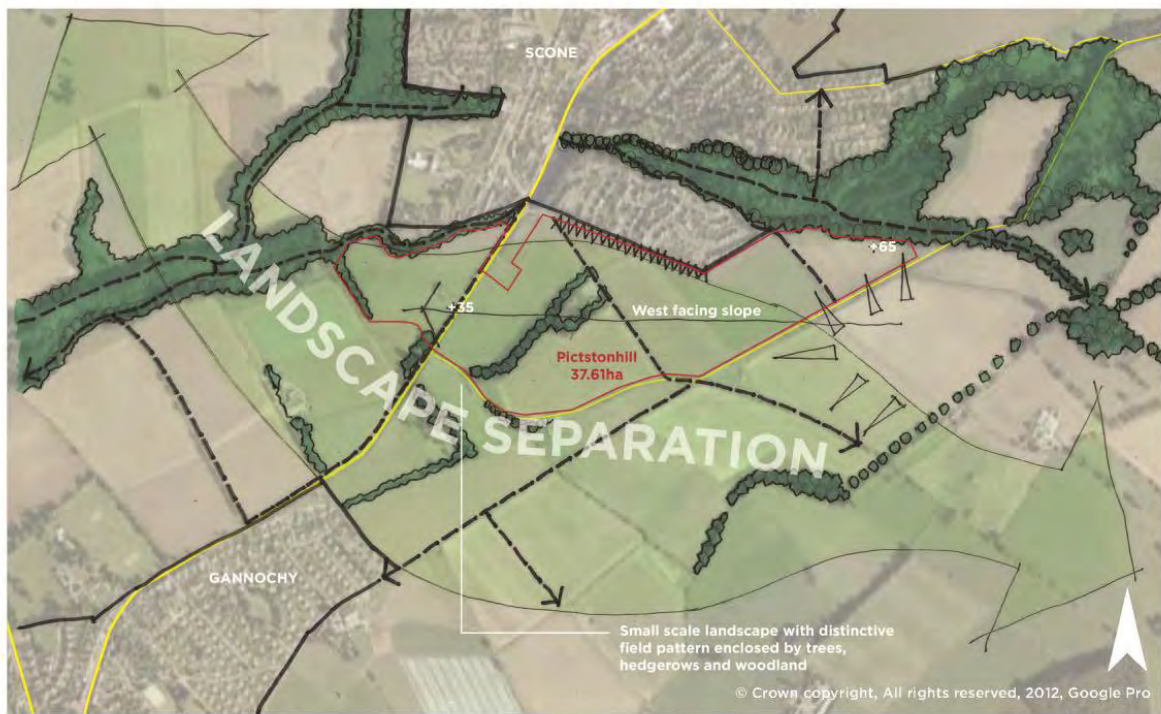
Completed Submission forms and location plans should be addressed to  
[developmentplan@pkc.gov.uk](mailto:developmentplan@pkc.gov.uk)

Or alternatively by post to:

Local Development Plan Team  
Perth and Kinross Council  
Pullar House  
35 Kinnoull Street  
Perth  
PH1 5GD

The Call for Sites process will run from Tuesday 20 January 2015 for 10 weeks. Completed Submissions must be received by Tuesday 31 March 2015.

## Scone Estate, Pickstonhill, Scone, Call for Sites LDP2



Pictstonhill, Scone Capacity Analysis

Scale: 1:20,000



Pictstonhill, Scone Proposal

Scale: 1:20,000



# Perth and Kinross Local Development Plan

## Call for Sites

20 January - 31 March 2015

This form should be used to make a submission to the call for sites process to promote a site for development or redevelopment in the Perth and Kinross Local Development Plan. This form should be used where a change to a settlement boundary is suggested but should not be used for housing sites of fewer than 5 units as the Local Development Plan does not identify sites of this scale. Requested information should be concise and to the point.

For help completing this form you are advised to read the associated [Guidance notes](#) or ring us on 01738 475300

### PART 1 APPLICANT AND SITE DETAILS

#### 1. Your Details

Name	<input type="text" value="Debbie Mackay"/>
Organisation/ Community Council	<input type="text" value="Smiths Gore"/>
Building No./Name	<input type="text" value="22"/>
Address	<input type="text" value="Young Street"/>
Town/City	<input type="text" value="Edinburgh"/>
Postcode	<input type="text" value="EH2 4JB"/>
Telephone	<input type="text" value="01313440891"/>
Mobile	<input type="text" value="07920810966"/>
Email	<input type="text" value="debbie.mackay@smithsgore.co."/>

#### 2. Lead Developers Details (if any)

Name	<input type="text"/>
Organisation	<input type="text"/>
Building No./Name	<input type="text"/>
Address	<input type="text"/>
Town/ City	<input type="text"/>
Postcode	<input type="text"/>
Telephone	<input type="text"/>
Mobile	<input type="text"/>
Email	<input type="text"/>

#### 3. Primary Landowner's Details (if known)

Name	<input type="text"/>	Postcode	<input type="text"/>
organisation	<input type="text" value="Scone Estate"/>	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.

Pickstonhill. Land to the south of Scone Village, Perthshire

**7. Current and Proposed Land Use**

Please describe the current designation and use of the site:

Greenfield site.

What land use would you like the site considered for?

Scone Palace and Estate would wish to see an allocation of land for housing development at Pickstonhill. This area of land lies on the edge of the south of Scone. The current southern edge of the settlement forms a discordant edge and poor approach into Scone from the south, with high density housing clustered along the edge. The next settlement is Bridgend, which is separated from Scone by several fields and mature planting. The Council have raised concerns about future coalescence. The site is within the green belt and several core paths run through and around it. This is a small scale landscape with a small field structure and mature planting that has some capacity for development. There is an opportunity for new development along the edge of Scone that can fulfill the following functions:

- Create a robust settlement edge through planting and use of the minor road leading east from south of Pickstonhill
- Connect the core path network up with a safe route for walking and cycling
- Connect well into Scone through use of existing streets to create a legible place that feels a part of Scone and not a "bolt-on"
- Helps meet housing needs

## 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 will provide growth for the village of Scone, thereby providing new residents within walking distance of the schools and other village facilities. This will support the sustainability of the village.

**9. How will the proposal support local communities? How will the proposal enhance or create new local facilities?**

As stated above, the site will provide a proportionate amount of growth for the village of Scone, thereby providing residents within walking distance of the primary school and other village facilities. This will support the sustainability of the village.

**10. Will the proposal create any permanent employment within Perth and Kinross?**

The site will provide employment and business support during the construction period. The existence of new residents in the village will support existing facilities and the jobs they provide.

**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 provision of a range and choice of housing opportunities.

**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 assist with delivery of new housing in the Perth Housing Market area and while it is recognised that this is not a priority for new land supply, the Plan does acknowledge within the Housing section of the Perth Area Spatial Strategy, that 10% of the overall housing land requirement will come through windfall sites.

**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 Council supported the proposed changes to the boundary of the green belt to the south of Scone to allow some scope for expansion of Scone into the area known as Pickstonhill. The reporter did not take this through to the report of examination. The new LDP offers an opportunity to address this.

Scone would wish to see the green belt designation pulled back from around the south side of Scone village to allow scope for the creation of a better southern edge to the village and ultimately a more robust green belt boundary in this location. The current southern side of the settlement forms a discordant edge and poor approach into Scone from this direction, with high

density housing clustered along the edge. The next settlement is Bridgend, which is separated from Scone by several fields and mature planting. The Council have raised concerns about future coalescence. While the proposed site is within the green belt, This is a small scale landscape with a small field structure and mature planting that has some capacity for development.

There is an opportunity for new development along the edge of Scone that can fulfill the following functions:

- Create a robust settlement edge through planting and use of the minor road leading east from south of Pickstonhill
- Connect the core path network up with a safe route for walking and cycling
- Connect well into Scone through use of existing streets to create a legible place that feels a part of Scone and not a "bolt-on"
- Helps meet housing needs

**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 adjacent to, but outwith, the Scone Palace and Gardens Designed Landscape. The The site will enhance the setting of Scone village as approached from the south which will in turn benefit the setting of the designed landscape.

**18. Provide details of any known previous development of the site.**

None. It is a greenfield site adjacent to a village.

**19. Will development of this site re-use existing buildings?**

This is greenfield site.

**20. Explain the compatibility of the proposal with neighbouring uses.**

Housing is the most compatible use for this site given the housing adjacent to it within the village.

**21. Explain the compatibility of the proposal with the existing character of the surrounding area.**

The current southern edge of the settlement forms a discordant edge and poor approach into Scone from the south, with high density housing clustered along the edge. The next settlement is Bridgend, which is separated from Scone by several fields and mature planting. The Council have raised concerns about future coalescence. The site is within the green belt and several core paths run through and around it. This is a small scale landscape with a small field structure and mature planting that has some capacity for development. There is an opportunity for new development along the edge of Scone that can fulfill the following functions:

- Create a robust settlement edge through planting and use of the minor road leading east from south of Pickstonhill
- Connect the core path network up with a safe route for walking and cycling
- Connect well into Scone through use of existing streets to create a legible place that feels a part of Scone and not a "bolt-on"
- Helps meet housing needs

**22. How does the site's location promote the use of sustainable transport?**

The site is immediately adjacent to a village and is in easy walking distance of all village facilities. Its development will support these facilities including the local schools.

**23. Does the site make best use of solar gain? Is the site protected from prevailing winds?**

The site is orientated to the south. The extensive shelter belts proposed will shelter the site 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.**

Not yet.

**26. Explain how the site relates to existing road and rail networks.**

The proposed site at Pickstonhill is adjacent to the A94 Perth Road. it is within a few miles of Perth Railway Station.

**27. Please provide details of any known capacity issues in the existing road and rail networks and how these can be overcome.**

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

No known capacity issues other than those which will be resolved through the Council infrastructure improvements for Perth.

#### 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 greenfield so there are no anticipated contamination issues. The site is not marked on the SEPA flood risk maps.

**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?**

The development will create a sustainable addition to the settlement being within walking and cycling distance of local amenities. A route could be promoted across Estate land to Perth and other surrounding areas.

**31. Is this site located within 2km of, or likely to have an effect on a designated Natura 2000 site?**

Please give details.

☐ Yes      ☐ No

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

The site is within 2km of Kinoull Hill SSSI and the River Tay Special Area of Conservation. The site would have no impact on either of these designations.

**32. In what way would development of the site impact on a national, regional or local designated site?**

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

The site will have no negative effects on either of these 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.

**34. When is the development proposed to take place on the site?**

- ☐ Within 5 years of adoption of the Local Development Plan (up to 2023)
- ☐ Within 5-10 years (up to 2023 – 2028)
- ☐ Beyond 10 years (beyond 2028)

**35. Provide details to demonstrate that the site can be considered effective in terms of any housing proposals.**

(Whole, or in part to establish the suitability of the proposal in this regard).

In terms of the the criteria for site effectiveness in relation to PAN 2/2010 “Affordable Housing and Housing Land Audits” paragraph 55 as listed below:

- The site owner is willing to develop or release the site for development
- The site is free from physical constraints
- The site is considered to be free from contamination as it is a green field site.
- Funding is available to deliver housing on this site
- The site is marketable
- Infrastructure is available in immediate proximity to the site
- Housing is the sole preferred use of the site therefore the delivery of the site is not dependent upon cross-funding activities.

## PART 3 DECLARATIONS

### Action Programme

- ☒ I, the promoter/agent confirm that if my site is successful in the Call for Sites process and promoted within the Local Development Plan I will provide the Council with information as required to allow the Council to fulfill its duties to prepare Action Programmes.

### Further Information

- ☒ I, the promoter/agent confirm I am aware that as part of the Local Development Plan process I may be required to provide further information in the form of studies/investigations or other documentation prepared by suitably qualified professionals to support the information I have provided on this form and/or to establish the suitability of the site for development or redevelopment in line with the proposed use.

- ☒ I, the promoter/agent accept that details of this proposal may be publicised as part of consultation on this and future phases of the preparation of the local Development Plan.

**Signature**

- ☒ I, the promoter/agent certify that this is a submission for the Call for Sites process as part of Perth and Kinross Local Development Plan. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge (for electronic submissions, please confirm your statement by ticking the box instead of providing signature).

**Signature:**

**Name:**

**Date:**

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.

**36. How did you find out about the call for sites process?** optional question.

- ☐ Councils website
- ☐ Notice in Newspaper, could you tell us which one below?
- ☐ PKC Development Plan Scheme
- ☒ Telephone enquiry to Council
- ☐ Email enquiry to Council
- ☐ Social Media (e.g. Twitter, Facebook)
- ☐ Other, could you tell us how below?

Further information

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Completed Submission forms and location plans should be addressed to  
[developmentplan@pkc.gov.uk](mailto:developmentplan@pkc.gov.uk)

Or alternatively by post to:

Local Development Plan Team  
Perth and Kinross Council  
Pullar House  
35 Kinnoull Street  
Perth  
PH1 5GD

The Call for Sites process will run from Tuesday 20 January 2015 for 10 weeks. Completed Submissions must be received by Tuesday 31 March 2015.

## Scone Estate Submission to Call for Sites LDP 2: Balboughty



fig. 19: Balboughty Capacity Analysis

Scale: 1:20,000



fig. 20: Balboughty Proposal

Scale: 1:20,000



# Perth and Kinross Local Development Plan

247

## 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	Fraser Middleton
Organisation/ Community Council	ARKTX Chartered Architects
Building No./Name	187
Address	Strathmartine Road
Town/City	Dundee
Postcode	DD3 8BL
Telephone	01382 831557
Mobile	
Email	enquiries@arktx.co.uk

#### 2. Lead Developers Details (if any)

Name	
Organisation	George Martin Builders Ltd
Building No./Name	5
Address	Fairfield Road
Town/ City	Dundee
Postcode	DD3 8HR
Telephone	01382 815415
Mobile	
Email	

#### 3. Primary Landowner's Details (if known)

Name		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)

Square Metres (sq m)

**6. Postal Address or Location of proposed Development** (please include postcode)

Please identify the location of the site in your accompanying location plan.

Land to West of Janet Forbes Avenue,  
Longforgan, DD2 5FJ

**7. Current and Proposed Land Use**

Please describe the current designation and use of the site:

Unused grassland

What land use would you like the site considered for?

Housing (approximately residential 80 units)

## 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 new development will provide modern, energy efficient housing which shall enhance all aspects of personal lifestyle and wellbeing. It shall provide children with a safe environment to mature and develop. The parkland area provides ideal opportunity for activity close to living space without having to travel in vehicles to reach it. This space has the potential to incorporate activity areas and provide a place to encounter and appreciate wildlife. The new housing ensures a sustainable future for the school and for local businesses. The new housing will provide construction jobs and also ensure that the new inhabitants have the opportunity to contribute within the local community. The variety of house styles and sizes will ensure that the development caters for all aspects of the housing spectrum providing accommodation which supports an independent, healthy and active lifestyle. The energy efficient housing will provide low carbon dwellings providing a long term benefit and sustainable living environment. The indicative site layout will be developed to take further account of good practice and meet the requirements set out in SPP6: Renewable Energy and PAN 84: Reducing Carbon Emissions in New Developments.

**9. How will the proposal support local communities? How will the proposal enhance or create new local facilities?**

There is significant demand for affordable housing in the neighbourhood and our Client has already been approached by several Affordable Housing/Social Landlords expressing a firm interest in acquiring a percentage of the units proposed should the site be developed. The new development will be integrated into the topography and existing landscaping of the site and will compliment neighbouring residential areas. The site is located within close proximity to local services located in the centre of the village, which include a shop and primary school. In order for enhanced services to be created there has to be an established need or requirement. Eighty new families will provide that need and provide the catalyst for enhanced provision in all aspects. The new development shall ensure a sustainable future for these existing services and provide an opportunity to expand upon the existing village service provision. Additional facilities and services are located in Dundee, approximately 5 miles to the East.

**10. Will the proposal create any permanent employment within Perth and Kinross?**

New business opportunities created by the additional 80 units will provide new permanent employment opportunities within Perth and Kinross, whether this is working from home or new services introduced within the community to serve the additional requirement. The construction of such a development will also help to sustain existing professional and construction services and also encourage new permanent businesses to be established in the area.

**11. If the proposal will result in a loss of employment land, please give further details.**

The development will not result in the loss of employment land.

**12. If the proposal supports a designated National Planning Framework national priority or a site identified in the Strategic Development Plan, please give details.**

SPP3: Planning for Homes (Revised 2008) advises that the "delivery of housing through the development plan depends on sustainable, effective sites being made available to meet need and demand". Development plans should adopt a "realistic approach to the assessment of the effectiveness of sites for housing" and "provide a generous supply" of land to ensure "sufficient flexibility to enable the continued delivery of new housing in response to unpredictable changes to the effective land supply which will occur during the life of the plan".

Paragraph 68 continues by advising the "where brownfield and infill sites cannot meet the full range of housing requirements it may be necessary to release greenfield land next to built up areas". The SPP acknowledges that the development of such sites can benefit existing communities "by helping to sustain local schools, shops and services".

**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 applicant has already been approached by several Affordable Housing/Social Landlords expressing a firm interest in acquiring a percentage of the units proposed should the site be developed as there is an identified need for new affordable housing in this 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 cultural heritage asset will be affected.

**18. Provide details of any known previous development of the site.**

None.

**19. Will development of this site re-use existing buildings?**

No buildings are present on this site.

**20. Explain the compatibility of the proposal with neighbouring uses.**

The land to the north along Kingswell Road has recently been developed for housing. The land to the East across Janet Forbes Avenue is already residential and also land adjacent to the southern boundary of the site has housing present on it. The site will effectively fill in the 'bite' left by the current housing to the North, East and South providing a logical extension to the village.

**21. Explain the compatibility of the proposal with the existing character of the surrounding area.**

The proposed opportunity to the West of Longforgan has well defined boundaries, characterised by mature planning and by an approved residential development to the North. There would be no adverse impact on the amenity, character or setting of Longforgan should this site be developed. The site already enjoys three existing vehicular access points.

**22. How does the site's location promote the use of sustainable transport?**

Longforgan benefits from a recently improved junction to the A90, which has sufficient capacity to accommodate the development of the proposed site. This includes a cycle path through the village and into Dundee. The cyclepath also extends to the West towards Inchture. Footpaths and cyclepaths would be included within the new development to extend this network.

**23. Does the site make best use of solar gain? Is the site protected from prevailing winds?**

The site has a natural falling topography falling from North to South and will therefore be able to utilise this open southerly aspect to its advantage. Any solar collectors will be able to optimise this aspect. The site enjoys mature boundary planting which protects the site. The site layout has been developed to take further account of good practice and meet the requirements set out in SPP6: Renewable Energy and PAN 84: Reducing Carbon Emissions in New Developments.

**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.**

Initial enquiries have revealed that there are no known capacity issues relating to the existing power, water and sewerage systems that would constrain the proposed development of this site.

**26. Explain how the site relates to existing road and rail networks.**

Longforgan benefits from a recently improved junction to the A90, which has sufficient capacity to accommodate the development of the proposed site. Rail stations can be easily accessed from an existing good road network infrastructure.

**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 recently much improved road infrastructure junction to the A90 ensures there are no connectivity issues. Janet Forbes Avenue is a wide modern carriageway meeting current road standards. The new roads layout within the development will meet all current Roads Standards. The new development will not impact on the existing rail 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.

There are no issues on this site relating to site stability, contamination, flood risk or health and safety exclusion zones. Overhead power lines are present on the site and the anticipated layout of the site respects these and a generous exclusion zone has been accommodated within the anticipated housing capacity on the site.

**29. Please explain what effect the proposal will have on the landscape character of the area.**

Existing historic mature boundary planting will be retained and respected. Open fields will still be present to the East. The existing housing along Kingswell Road to the north already extends eastwards and dominating the landscape from its elevated overlooking position.

**30. How will the development contribute to the green network?**

Additional cycleways, footpaths and parkland all have the potential to contribute into and expand 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.

There would be no impact on National or Regional designated sites. There are also no known Local designated sites that would be adversely affected by this proposal. The site has an identifiable need for housing in this area to the sustainable benefit of the community.

## 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.

The Owner of the site is the Developer.

**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).

Plans have been produced to establish a realistic level of accommodation on this site which meet with the requirements of the current Perth and Kinross Local Development Plan. There are no roads access issues and the site is on the boundary of the existing village. The new road connection to the A90 ensures that any additional vehicular traffic in the centre of the village will be manageable. To enter or leave the site by car does not necessitate a journey through the village where the school is located on the narrow main street. This site offers a safe and appropriate location for new housing on the edge of the village. Janet Forbes Avenue provides a ready made access road and does not require the upgrading of existing roads infrastructure. The owner of the land is also the developer and initial discussions have revealed a significant interest by a number of affordable housing providers, social landlords and private individuals/bodies who would be interested in investing in housing in this location. There is a clear identified need and this site is ideally located to fulfill this 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

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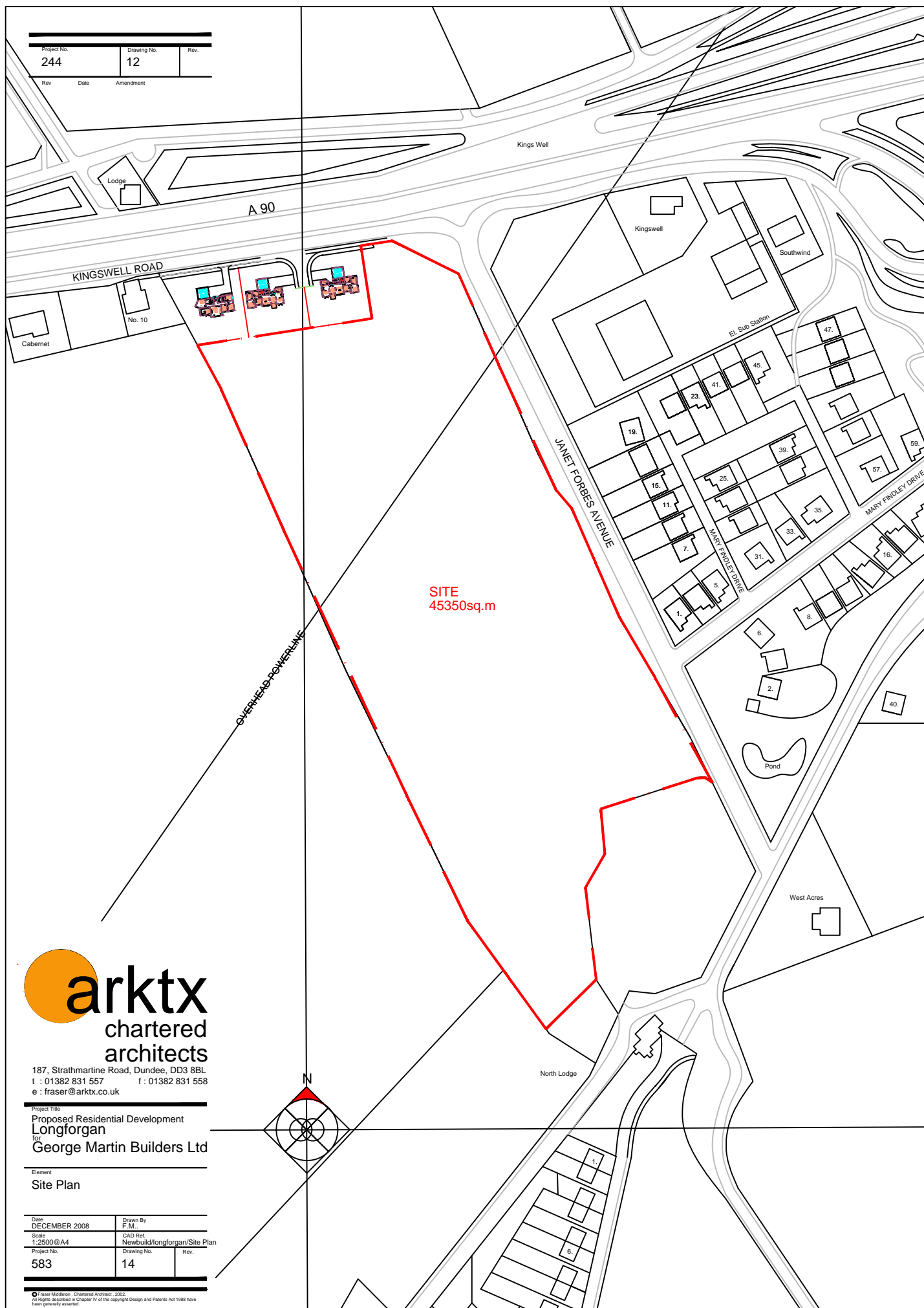
Completed Submission forms and location plans should be addressed to  
[developmentplan@pkc.gov.uk](mailto:developmentplan@pkc.gov.uk)

Or alternatively by post to:

Local Development Plan Team  
Perth and Kinross Council  
Pullar House  
35 Kinnoull Street  
Perth  
PH1 5GD

The Call for Sites process will run from Tuesday 20 January 2015 for 10 weeks. Completed Submissions must be received by Tuesday 31 March 2015.

Project No.	Drawing No.	Rev.
244	12	
Rev.	Date	Amendment



**arktx**  
chartered  
architects

187, Strathmartine Road, Dundee, DD3 8BL  
t : 01382 831 557 f : 01382 831 558  
e : fraser@arktx.co.uk

Project Title  
Proposed Residential Development  
Longforan  
for  
George Martin Builders Ltd

Element  
Site Plan

Date DECEMBER 2008	Drawn By F.M.J.
Scale 1:2500 @ A4	CAD Ref Newbuild/longforan/Site Plan
Project No. 583	Drawing No. 14
	Rev.

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been generally asserted.



# Perth and Kinross Local Development Plan

## Call for Sites

20 January - 31 March 2015

This form should be used to make a submission to the call for sites process to promote a site for development or redevelopment in the Perth and Kinross Local Development Plan. This form should be used where a change to a settlement boundary is suggested but should not be used for housing sites of fewer than 5 units as the Local Development Plan does not identify sites of this scale. Requested information should be concise and to the point.

For help completing this form you are advised to read the associated [Guidance notes](#) or ring us on 01738 475300

### PART 1 APPLICANT AND SITE DETAILS

#### 1. Your Details

Name	<input type="text" value="Thomas Devlin"/>
Organisation/ Community Council	<input type="text" value="I+H Brown Ltd"/>
Building No./Name	<input type="text"/>
Address	<input type="text" value="PO Box 51&lt;br/&gt;174 Dunkeld Road"/>
Town/City	<input type="text" value="PERTH"/>
Postcode	<input type="text" value="PH1 3AA"/>
Telephone	<input type="text" value="01738 637171"/>
Mobile	<input type="text" value="07775818233"/>
Email	<input type="text" value="tommy.devlin@ihbrown.com"/>

#### 2. Lead Developers Details (if any)

Name	<input type="text"/>
Organisation	<input type="text"/>
Building No./Name	<input type="text"/>
Address	<input type="text"/>
Town/ City	<input type="text"/>
Postcode	<input type="text"/>
Telephone	<input type="text"/>
Mobile	<input type="text"/>
Email	<input type="text"/>

#### 3. Primary Landowner's Details (if known)

Name	<input type="text"/>	Postcode	<input type="text"/>
organisation	<input type="text" value="I+H Brown"/>	Telephone	<input type="text"/>
Building No./Name	<input type="text"/>	Mobile	<input type="text"/>
Address	<input type="text" value="as above"/>	Email	<input type="text"/>
Town/City	<input type="text"/>		

☒ Please confirm, by ticking this box, that the landowner(s) has been notified that a submission is being made to the Call for Sites process relating to the land in their ownership?  
See question 33.

**4. Who is the main contact for this submission?**

☐ You ☐ Developer ☐ Land Owner

☐ Other

**5. Site Area**

Please state the site area in either hectares or square metres:

Hectares (ha)

Square Metres (sq m)

**6. Postal Address or Location of proposed Development** (please include postcode)

Please identify the location of the site in your accompanying location plan.

The site is located to the West of the A9 opposite the existing settlement of Luncarty as outlined in red on the attached plan.

Grid Ref: NO 08972 29008

Postcode: PH1 3EN

**7. Current and Proposed Land Use**

Please describe the current designation and use of the site:

The site is currently in agricultural use.

What land use would you like the site considered for?

Mixed use

## PART 2 ADDRESSING THE SELECTION CRITERIA

---

### ENHANCING PLACE

**8. Which of the strategic objectives within the Perth and Kinross Community Planning Partnership's Community Plan 2013 - 2023 does the proposal support? Select all that apply.**

- ☐ Giving every child the best start in life
- ☐ Developing educated, responsible and informed citizens
- ☒ Promoting a prosperous, inclusive and sustainable economy
- ☒ Supporting people to lead independent, healthy and active lives
- ☒ Creating a safe and sustainable place for future generations

Please explain how?

Mixed use will help support future employment within the local settlements contributing to a live work community.

**9. How will the proposal support local communities? How will the proposal enhance or create new local facilities?**

The proposal will provide the settlement with locally based future employment opportunities within walking and cycling distance.

**10. Will the proposal create any permanent employment within Perth and Kinross?**

There will be short, medium and long term employment opportunities provided.

**11. If the proposal will result in a loss of employment land, please give further details.**

N/A

**12. If the proposal supports a designated National Planning Framework national priority or a site identified in the Strategic Development Plan, please give details.**

N/A

**13. Explain how the proposal meets a potential land supply issue in the Perth and Kinross Local Development Plan.**

Please note that for housing sites we are most interested in receiving information on potential sites in the housing market areas covering Highland, Strathmore and Strathearn; there is unlikely to be a need for additional land in the Perth Housing Market Area or the Kinross Housing Market Area. For further information please see the associated Guidance Notes.

N/A

**14. Is the proposed site within or next to an existing settlement area?**

☐ Yes      ☐ No

**15. Is the proposed site within the Green Belt as identified in the Perth and Kinross Local Development Plan?**

☐ Yes, go to question 16      ☐ No, go to question 17

**16. Describe what makes the proposal suitable or appropriate at a green belt location. Is a green belt location essential? If so, why?**

N/A

**17. Will the proposal affect any cultural heritage asset(s)?**

(for example, Scheduled Monuments, archaeological sites, listed buildings and or their setting, Conservation Areas, Gardens and Design Landscapes, Historical Battlefields). Please provide details of the asset(s) and of the impact (positive or negative) that the proposal will have.

Further studies are required to take cognisance of areas of archaeological interest.

**18. Provide details of any known previous development of the site.**

N/A

**19. Will development of this site re-use existing buildings?**

N/A

**20. Explain the compatibility of the proposal with neighbouring uses.**

With a sensitive approach to design the development of the site will not have a negative impact.

**21. Explain the compatibility of the proposal with the existing character of the surrounding area.**

It will support future employment and business opportunities within the local area. It will incorporate and enhance existing landscape features, include a sensitive approach to layout and design and will not have a negative impact.

**22. How does the site's location promote the use of sustainable transport?**

The proposal will provide the settlement with locally based future employment opportunities, within walking and cycling distance.

**23. Does the site make best use of solar gain? Is the site protected from prevailing winds?**

Future development will benefit from solar gains due to the orientation of the site and the open countryside which exists to the south and south west of the property.

**INFRASTRUCTURE CAPACITY**

**24. Is the site serviced by the following existing utilities infrastructure? Select all that apply.**

☒ Water

☒ Sewerage

☒ Electricity

☒ Gas

☒ Telecommunications/Digital



**25. Have you approached the relevant utility providers to discuss whether capacity exists within the utility network? Please give details.**

No, assumptions made on existing housing.

**26. Explain how the site relates to existing road and rail networks.**

The site benefits from direct access to the A9 North and South.

**27. Please provide details of any known capacity issues in the existing road and rail networks and how these can be overcome.**

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

Unknown at this stage, further studies will 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.

N/A

**29. Please explain what effect the proposal will have on the landscape character of the area.**

Existing views and vistas will be considered as part of any future development to ensure building design and layout are sympathetic to the existing landscaping features of the site and the surrounding area.

**30. How will the development contribute to the green network?**

A detailed analysis of the existing landscape will identify opportunities to enhance strategic ecological and green networks within and surrounding the site. Onsite open space, SUDS and landscape planting will provide robust opportunities to enhance the existing green network.

**31. Is this site located within 2km of, or likely to have an effect on a designated Natura 2000 site?**

Please give details.

☐ Yes ☐ No

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

N/A

**32. In what way would development of the site impact on a national, regional or local designated site?**

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

There are no designated sites located adjacent to the proposed site.

## DELIVERABILITY IN THE PLAN PERIOD

**33. What is the ownership/control status of the site?** Select all that apply.

- |                                                                           |                                                                   |
|---------------------------------------------------------------------------|-------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Owned/controlled by single developer. | <input type="checkbox"/> Owned/controlled by multiple developers. |
| <input type="checkbox"/> Controlled by single owner.                      | <input type="checkbox"/> In control of multiple owners.           |
| <input type="checkbox"/> In partnership with a developer.                 | <input type="checkbox"/> In partnership with multiple developers. |
| <input type="checkbox"/> No developer involvement in the proposal.        |                                                                   |

Where there are additional developers or landowners involved please provide details.

No

**34. When is the development proposed to take place on the site?**

- ☐ Within 5 years of adoption of the Local Development Plan (up to 2023)
- ☐ Within 5-10 years (up to 2023 – 2028)
- ☐ Beyond 10 years (beyond 2028)

**35. Provide details to demonstrate that the site can be considered effective in terms of any housing proposals.**

(Whole, or in part to establish the suitability of the proposal in this regard).

A review of the site against the seven tests as set out in PAN 2/ 2010 Affordable Housing and Housing Land Audits demonstrates the continued effectiveness of the site.

LAND OWNERSHIP - I and H Brown own the site.

PHYSICAL - There are no constraints to site development. Issues with respect to flooding can be dealt with through design.

CONTAMINATION - No significant contamination expected onsite.

DEFICIT FUNDING - The progression of development on the site is not reliant on public funding.

MARKETABILITY- The site can be developed in the period under consideration by the LDP.

INFRASTRUCTURE - The site can be developed in the period under consideration by the LDP.

LAND USE - Housing adjacent to the settlement envelope is the preferred use of the land in planning terms in this location.

## PART 3 DECLARATIONS

### Action Programme

- ☒ I, the promoter/agent confirm that if my site is successful in the Call for Sites process and promoted within the Local Development Plan I will provide the Council with information as required to allow the Council to fulfill its duties to prepare Action Programmes.

### Further Information

- ☒ I, the promoter/agent confirm I am aware that as part of the Local Development Plan process I may be required to provide further information in the form of studies/investigations or other documentation prepared by suitably qualified professionals to support the information I have provided on this form and/or to establish the suitability of the site for development or redevelopment in line with the proposed use.

- ☒ I, the promoter/agent accept that details of this proposal may be publicised as part of consultation on this and future phases of the preparation of the local Development Plan.

**Signature**

- ☒ I, the promoter/agent certify that this is a submission for the Call for Sites process as part of Perth and Kinross Local Development Plan. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge (for electronic submissions, please confirm your statement by ticking the box instead of providing signature).

**Signature:**

**Name:**

**Date:**

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.

**36. How did you find out about the call for sites process?** optional question.

- ☒ Councils website  
☐ Notice in Newspaper, could you tell us which one below?  
☐ PKC Development Plan Scheme  
☐ Telephone enquiry to Council  
☐ Email enquiry to Council  
☐ Social Media (e.g. Twitter, Facebook)  
☐ Other, could you tell us how below?

Further information

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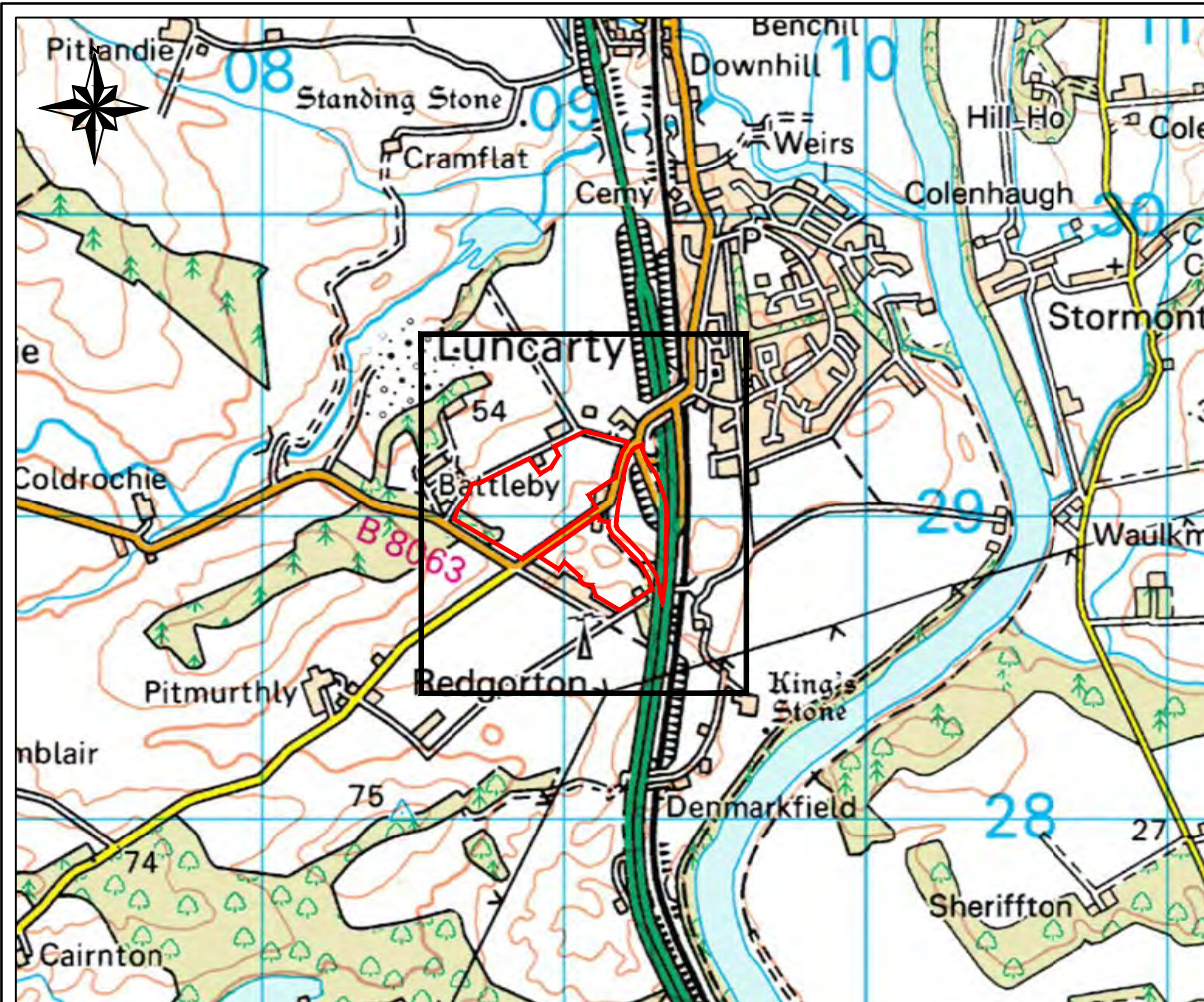
Completed Submission forms and location plans should be addressed to  
[developmentplan@pkc.gov.uk](mailto:developmentplan@pkc.gov.uk)

Or alternatively by post to:

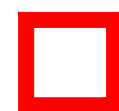
Local Development Plan Team  
Perth and Kinross Council  
Pullar House  
35 Kinnoull Street  
Perth  
PH1 5GD

The Call for Sites process will run from Tuesday 20 January 2015 for 10 weeks. Completed Submissions must be received by Tuesday 31 March 2015.



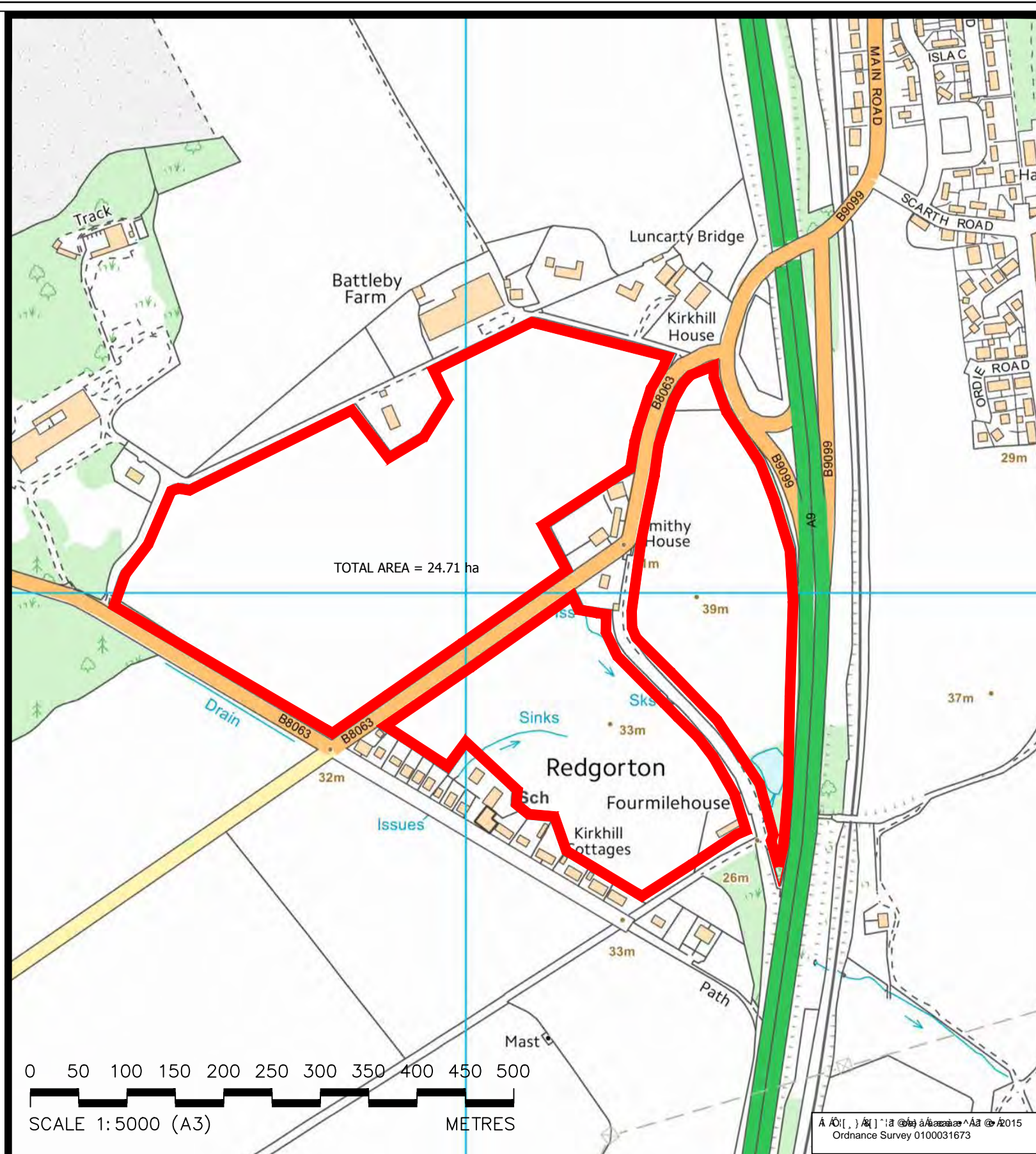


1 LOCATION PLAN  
Scale: 1:25000



PROPOSED MIXED USE

2 DETAIL PLAN  
Scale: 1:5000



0 50 100 150 200 250 300 350 400 450 500  
SCALE 1: 5000 (A3) METRES

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Ordnance Survey 0100031673

Project :  
609 PROPOSED DEVELOPMENTS

Drawing Title :  
REDGORTON

Drawing Number :  
609-002-006

Scale :  
AS SHOWN  
@ A3

Notes :

Drawn By :  
NJ

Date :  
25/03/15

Rev	Date	By	Description



CIVIL ENGINEERING • REMEDIATION • ENERGY • DEVELOPMENT





# Perth and Kinross Local Development Plan

## Call for Sites

20 January - 31 March 2015

This form should be used to make a submission to the call for sites process to promote a site for development or redevelopment in the Perth and Kinross Local Development Plan. This form should be used where a change to a settlement boundary is suggested but should not be used for housing sites of fewer than 5 units as the Local Development Plan does not identify sites of this scale. Requested information should be concise and to the point.

For help completing this form you are advised to read the associated [Guidance notes](#) or ring us on 01738 475300

### PART 1 APPLICANT AND SITE DETAILS

---

#### 1. Your Details

Name	<input type="text" value="Thomas Devlin"/>
Organisation/ Community Council	<input type="text" value="I+H Brown Ltd"/>
Building No./Name	<input type="text"/>
Address	<input type="text" value="PO Box 51&lt;br/&gt;174 Dunkeld Road"/>
Town/City	<input type="text" value="PERTH"/>
Postcode	<input type="text" value="PH1 3AA"/>
Telephone	<input type="text" value="01738 637171"/>
Mobile	<input type="text" value="07775818233"/>
Email	<input type="text" value="tommy.devlin@ihbrown.com"/>

#### 2. Lead Developers Details (if any)

Name	<input type="text"/>
Organisation	<input type="text"/>
Building No./Name	<input type="text"/>
Address	<input type="text"/>
Town/ City	<input type="text"/>
Postcode	<input type="text"/>
Telephone	<input type="text"/>
Mobile	<input type="text"/>
Email	<input type="text"/>

#### 3. Primary Landowner's Details (if known)

Name	<input type="text"/>	Postcode	<input type="text"/>
organisation	<input type="text" value="I+H Brown"/>	Telephone	<input type="text"/>
Building No./Name	<input type="text"/>	Mobile	<input type="text"/>
Address	<input type="text" value="as above"/>	Email	<input type="text"/>
Town/City	<input type="text"/>		

☒ Please confirm, by ticking this box, that the landowner(s) has been notified that a submission is being made to the Call for Sites process relating to the land in their ownership?  
See question 33.

**4. Who is the main contact for this submission?**

☒ You ☐ Developer ☐ Land Owner

☐ Other

**5. Site Area**

Please state the site area in either hectares or square metres:

Hectares (ha)

Square Metres (sq m)

**6. Postal Address or Location of proposed Development** (please include postcode)

Please identify the location of the site in your accompanying location plan.

The site is located to the West of The A9 opposite Denmarkfield as outlined in red on the attached plan.

Grid Ref: NO 08630 27868

Postcode: Near PH1 3HX

**7. Current and Proposed Land Use**

Please describe the current designation and use of the site:

Arable land in Greenbelt

What land use would you like the site considered for?

Remove the site from Greenbelt.

## 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?

N/A

**9. How will the proposal support local communities? How will the proposal enhance or create new local facilities?**

N/A

**10. Will the proposal create any permanent employment within Perth and Kinross?**

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.

N/A

**14. Is the proposed site within or next to an existing settlement area?**

☐ Yes      ☒ No

**15. Is the proposed site within the Green Belt as identified in the Perth and Kinross Local Development Plan?**

☒ Yes, go to question 16      ☐ No, go to question 17

**16. Describe what makes the proposal suitable or appropriate at a green belt location. Is a green belt location essential? If so, why?**

The Redgorton South site should be removed from the Greenbelt. The site sits adjacent to the Cross Tay Link Road band of search and the H7 housing designation at Berthapark. The site may be designated for further housing within a robust greenspace network facilitating development associated with the Tay Link Road and supporting further housing opportunities whilst ensuring adequate visual separation between the site and Luncarty South.

**17. Will the proposal affect any cultural heritage asset(s)?**

(for example, Scheduled Monuments, archaeological sites, listed buildings and or their setting, Conservation Areas, Gardens and Design Landscapes, Historical Battlefields). Please provide details of the asset(s) and of the impact (positive or negative) that the proposal will have.

N/A

**18. Provide details of any known previous development of the site.**

Pylons with O/H lines

**19. Will development of this site re-use existing buildings?**

N/A

**20. Explain the compatibility of the proposal with neighbouring uses.**

N/A

**21. Explain the compatibility of the proposal with the existing character of the surrounding area.**

N/A

**22. How does the site's location promote the use of sustainable transport?**

N/A

**23. Does the site make best use of solar gain? Is the site protected from prevailing winds?**

N/A

#### INFRASTRUCTURE CAPACITY

**24. Is the site serviced by the following existing utilities infrastructure?** Select all that apply.

☐ Water

☐ Sewerage

☐ Electricity

☐ Gas

☐ Telecommunications/Digital

**25. Have you approached the relevant utility providers to discuss whether capacity exists within the utility network?** Please give details.

No

**26. Explain how the site relates to existing road and rail networks.**

N/A

**27. Please provide details of any known capacity issues in the existing road and rail networks and how these can be overcome.**

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

N/A

#### SITE TECHNICAL CONSTRAINTS

**28. Do you have information that supports that the site is free from, or can be made free of any constraints?**

(For example, site stability, contamination, flood risk, overhead lines, health and safety exclusion zones)

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

N/A

SAFEGUARD GREEN INFRASTRUCTURE

**29. Please explain what effect the proposal will have on the landscape character of the area.**

N/A

**30. How will the development contribute to the green network?**

N/A

**31. Is this site located within 2km of, or likely to have an effect on a designated Natura 2000 site?**

Please give details.

☐ Yes ☒ No

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

N/A

**32. In what way would development of the site impact on a national, regional or local designated site?**

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

N/A

## DELIVERABILITY IN THE PLAN PERIOD

**33. What is the ownership/control status of the site?** Select all that apply.

- |                                                                           |                                                                   |
|---------------------------------------------------------------------------|-------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Owned/controlled by single developer. | <input type="checkbox"/> Owned/controlled by multiple developers. |
| <input type="checkbox"/> Controlled by single owner.                      | <input type="checkbox"/> In control of multiple owners.           |
| <input type="checkbox"/> In partnership with a developer.                 | <input type="checkbox"/> In partnership with multiple developers. |
| <input type="checkbox"/> No developer involvement in the proposal.        |                                                                   |

Where there are additional developers or landowners involved please provide details.

No.

**34. When is the development proposed to take place on the site?**

- ☐ Within 5 years of adoption of the Local Development Plan (up to 2023)
- ☐ Within 5-10 years (up to 2023 – 2028)
- ☐ Beyond 10 years (beyond 2028)

**35. Provide details to demonstrate that the site can be considered effective in terms of any housing proposals.**  
(Whole, or in part to establish the suitability of the proposal in this regard).

N/A

## PART 3 DECLARATIONS

---

### Action Programme

- ☒ I, the promoter/agent confirm that if my site is successful in the Call for Sites process and promoted within the Local Development Plan I will provide the Council with information as required to allow the Council to fulfill its duties to prepare Action Programmes.

### Further Information

- ☒ I, the promoter/agent confirm I am aware that as part of the Local Development Plan process I may be required to provide further information in the form of studies/investigations or other documentation prepared by suitably qualified professionals to support the information I have provided on this form and/or to establish the suitability of the site for development or redevelopment in line with the proposed use.

- ☒ I, the promoter/agent accept that details of this proposal may be publicised as part of consultation on this and future phases of the preparation of the local Development Plan.

**Signature**

- ☒ I, the promoter/agent certify that this is a submission for the Call for Sites process as part of Perth and Kinross Local Development Plan. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge (for electronic submissions, please confirm your statement by ticking the box instead of providing signature).

**Signature:**

**Name:**

**Date:**

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.

**36. How did you find out about the call for sites process?** optional question.

- ☒ Councils website  
☐ Notice in Newspaper, could you tell us which one below?  
☐ PKC Development Plan Scheme  
☐ Telephone enquiry to Council  
☐ Email enquiry to Council  
☐ Social Media (e.g. Twitter, Facebook)  
☐ Other, could you tell us how below?

Further information

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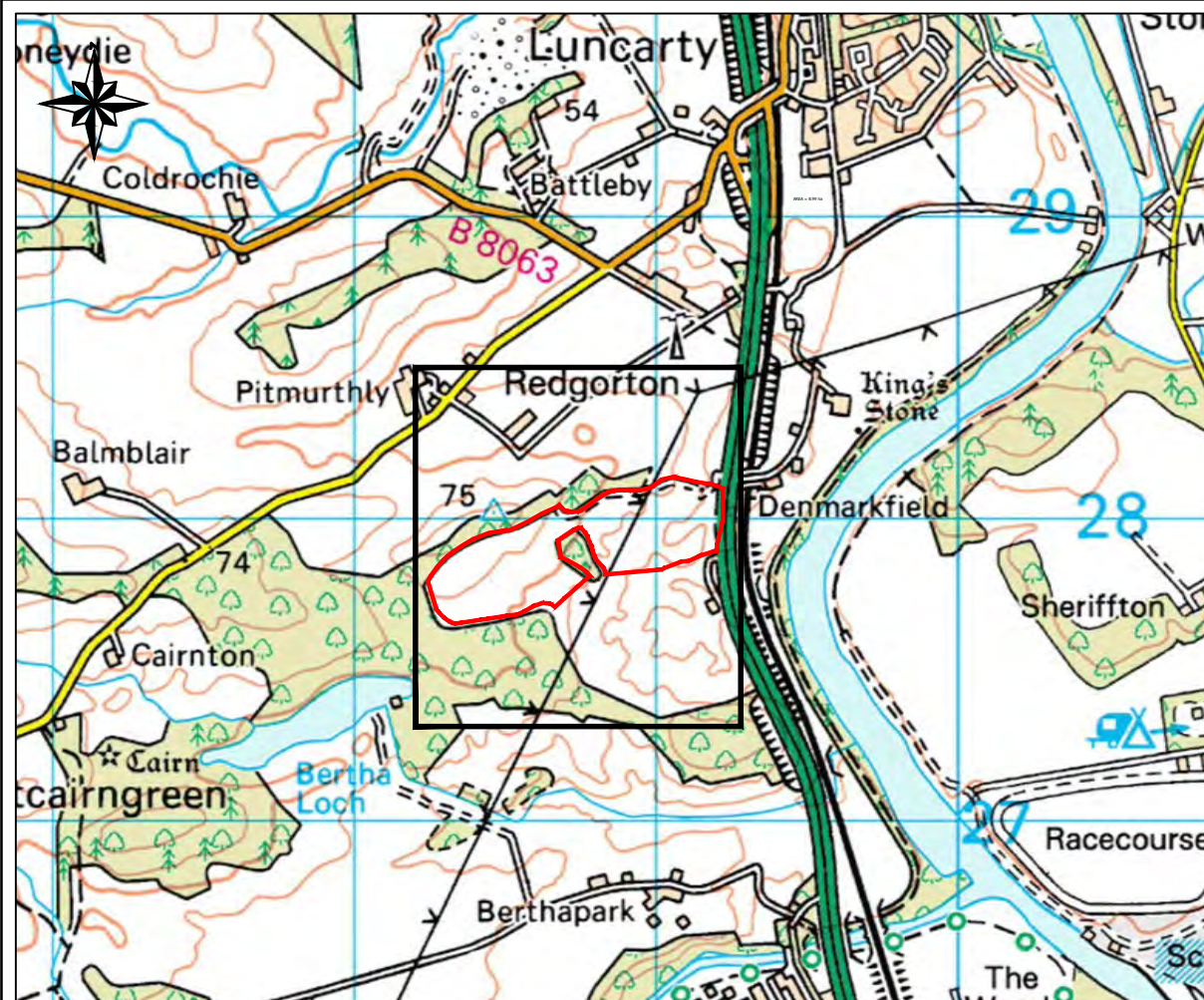
Completed Submission forms and location plans should be addressed to  
[developmentplan@pkc.gov.uk](mailto:developmentplan@pkc.gov.uk)

Or alternatively by post to:

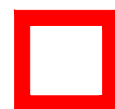
Local Development Plan Team  
Perth and Kinross Council  
Pullar House  
35 Kinnoull Street  
Perth  
PH1 5GD

The Call for Sites process will run from Tuesday 20 January 2015 for 10 weeks. Completed Submissions must be received by Tuesday 31 March 2015.



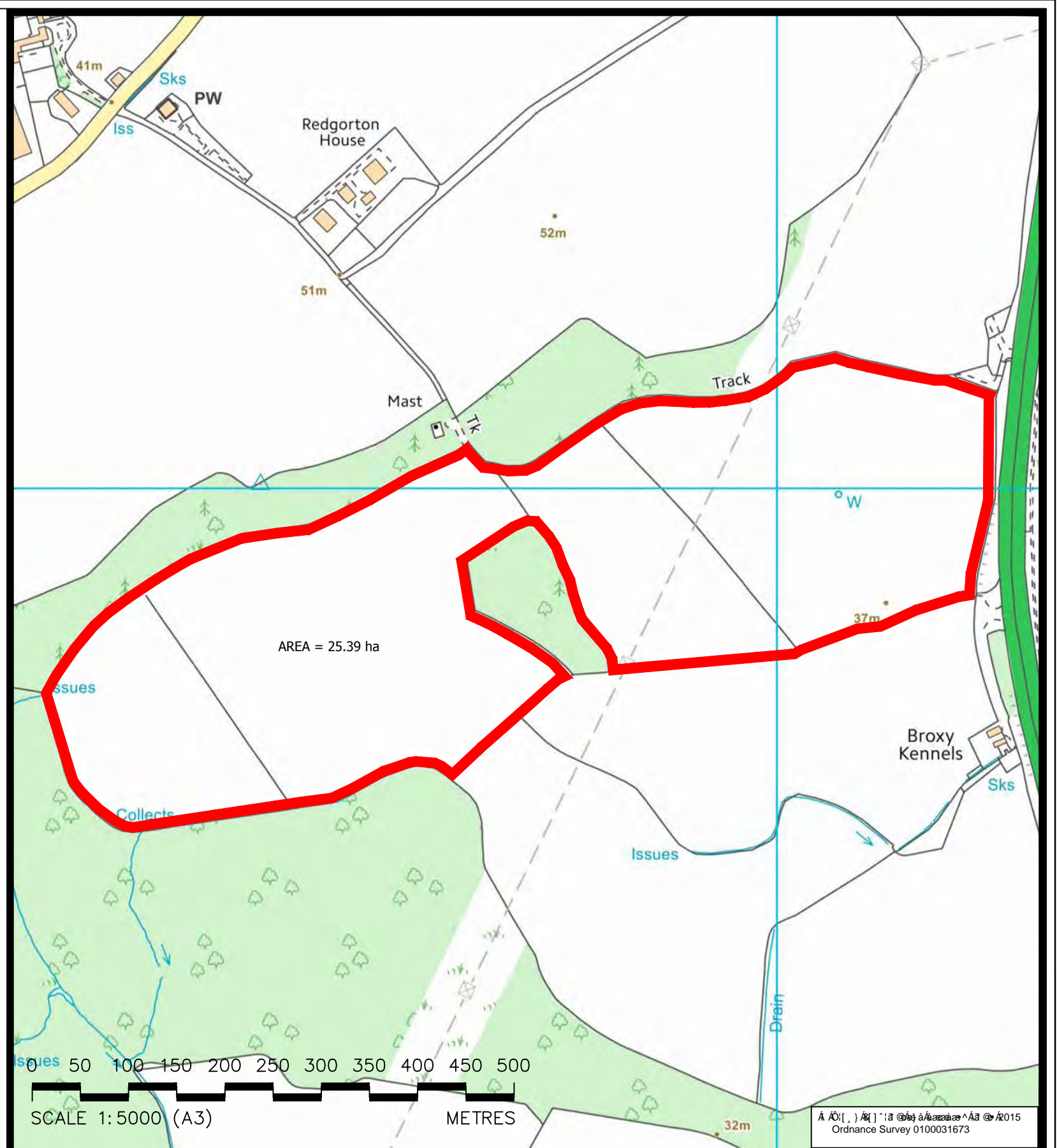



1 LOCATION PLAN  
Scale: 1:25000



REMOVE FROM GREEN BELT

2 DETAIL PLAN  
Scale: 1:5000



Project : 609 PROPOSED DEVELOPMENTS	Drawing Title : REDGORTON SOUTH	Drawing Number : 609-002-007	Scale : AS SHOWN @ A3	Notes :					
		Drawn By : NJ	Date : 25/03/15						
					Rev	Date	By	Description	CIVIL ENGINEERING • REMEDIATION • ENERGY • DEVELOPMENT





# Perth and Kinross Local Development Plan

## Call for Sites

20 January - 31 March 2015

This form should be used to make a submission to the call for sites process to promote a site for development or redevelopment in the Perth and Kinross Local Development Plan. This form should be used where a change to a settlement boundary is suggested but should not be used for housing sites of fewer than 5 units as the Local Development Plan does not identify sites of this scale. Requested information should be concise and to the point.

For help completing this form you are advised to read the associated [Guidance notes](#) or ring us on 01738 475300

### PART 1 APPLICANT AND SITE DETAILS

---

#### 1. Your Details

Name	<input type="text" value="Thomas Devlin"/>
Organisation/ Community Council	<input type="text" value="I+H Brown Ltd"/>
Building No./Name	<input type="text"/>
Address	<input type="text" value="PO Box 51"/> <input type="text" value="174 Dunkeld Road"/>
Town/City	<input type="text" value="PERTH"/>
Postcode	<input type="text" value="PH1 3AA"/>
Telephone	<input type="text" value="01738 637171"/>
Mobile	<input type="text" value="07775818233"/>
Email	<input type="text" value="tommy.devlin@ihbrown.com"/>

#### 2. Lead Developers Details (if any)

Name	<input type="text"/>
Organisation	<input type="text"/>
Building No./Name	<input type="text"/>
Address	<input type="text"/>
Town/ City	<input type="text"/>
Postcode	<input type="text"/>
Telephone	<input type="text"/>
Mobile	<input type="text"/>
Email	<input type="text"/>

#### 3. Primary Landowner's Details (if known)

Name	<input type="text"/>	Postcode	<input type="text"/>
organisation	<input type="text" value="I+H Brown"/>	Telephone	<input type="text"/>
Building No./Name	<input type="text"/>	Mobile	<input type="text"/>
Address	<input type="text" value="as above"/>	Email	<input type="text"/>
Town/City	<input type="text"/>		

- ☒ Please confirm, by ticking this box, that the landowner(s) has been notified that a submission is being made to the Call for Sites process relating to the land in their ownership?  
See question 33.

**4. Who is the main contact for this submission?**

- ☒ You      ☐ Developer      ☐ Land Owner  
☐ Other

**5. Site Area**

Please state the site area in either hectares or square metres:

Hectares (ha)

Square Metres (sq m)

**6. Postal Address or Location of proposed Development** (please include postcode)

Please identify the location of the site in your accompanying location plan.

The site is located to the North of Luncarty bounded to the East by the River Tay and West by the B9099 outlined in red on the attached plan.

Grid Ref: NO 09797 30468

Postcode: PH1 3ES

**7. Current and Proposed Land Use**

Please describe the current designation and use of the site:

The site is currently in agricultural use.

What land use would you like the site considered for?

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?

This site is located adjacent to the existing settlement, the residential component will help support future commercial and industrial development within the local area, contributing to a live work community.

This conforms to the objectives of the Community Plan by creating a sustainable residential development promoting a prosperous inclusive and sustainable economy.

**9. How will the proposal support local communities? How will the proposal enhance or create new local facilities?**

An increase in the local population will support local enterprise objectives strengthening the local economy.

**10. Will the proposal create any permanent employment within Perth and Kinross?**

There will be short and medium term employment opportunities provided through construction. In addition the increase in population locally will support opportunities for local employment.

**11. If the proposal will result in a loss of employment land, please give further details.**

N/A

**12. If the proposal supports a designated National Planning Framework national priority or a site identified in the Strategic Development Plan, please give details.**

N/A

**13. Explain how the proposal meets a potential land supply issue in the Perth and Kinross Local Development Plan.**

Please note that for housing sites we are most interested in receiving information on potential sites in the housing market areas covering Highland, Strathmore and Strathearn; there is unlikely to be a need for additional land in the Perth Housing Market Area or the Kinross Housing Market Area. For further information please see the associated Guidance Notes.

In order to create a sustainable community it is important to provide sufficient housing opportunities for the community and for the potential future increased labour force.

**14. Is the proposed site within or next to an existing settlement area?**

☒ Yes      ☐ No

**15. Is the proposed site within the Green Belt as identified in the Perth and Kinross Local Development Plan?**

☐ Yes, go to question 16      ☒ No, go to question 17

**16. Describe what makes the proposal suitable or appropriate at a green belt location. Is a green belt location essential? If so, why?**

N/A

**17. Will the proposal affect any cultural heritage asset(s)?**

(for example, Scheduled Monuments, archaeological sites, listed buildings and or their setting, Conservation Areas, Gardens and Design Landscapes, Historical Battlefields). Please provide details of the asset(s) and of the impact (positive or negative) that the proposal will have.

Further studies are required to take cognisance of areas of archaeological interest.

**18. Provide details of any known previous development of the site.**

N/A

**19. Will development of this site re-use existing buildings?**

No

**20. Explain the compatibility of the proposal with neighbouring uses.**

With a sensitive approach to design the development of the site will not have a negative impact.

**21. Explain the compatibility of the proposal with the existing character of the surrounding area.**

It is located adjacent to existing residential areas and development will support future employment and business opportunities within the village. It will incorporate and enhance existing landscape features, include a sensitive approach to layout and design and will not have a negative impact.

**22. How does the site's location promote the use of sustainable transport?**

The additional housing would sustain and grow existing bus routes and car sharing.

**23. Does the site make best use of solar gain? Is the site protected from prevailing winds?**

Future development will benefit from solar gains due to the orientation of the site and the open countryside which exists to the south and south east of the property.

**INFRASTRUCTURE CAPACITY**

**24. Is the site serviced by the following existing utilities infrastructure? Select all that apply.**

☒ Water

☒ Sewerage

☒ Electricity

☒ Gas

☒ Telecommunications/Digital

**25. Have you approached the relevant utility providers to discuss whether capacity exists within the utility network?** Please give details.

No, assumptions made on existing housing.

**26. Explain how the site relates to existing road and rail networks.**

The site benefits from direct access North and South onto 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.

Unknown at this stage, further studies are 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.

N/A

**29. Please explain what effect the proposal will have on the landscape character of the area.**

Existing views and vistas will be considered as part of any future development to ensure building design and layout are sympathetic to the existing landscaping features of the site and the surrounding area.

**30. How will the development contribute to the green network?**

A detailed analysis of the existing landscape will identify opportunities to enhance strategic ecological and green networks within and surrounding the site. Onsite open space, SUDS and landscape planting will provide robust opportunities to enhance the existing green network.

**31. Is this site located within 2km of, or likely to have an effect on a designated Natura 2000 site?**

Please give details.

☐ Yes ☒ No

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

N/A

**32. In what way would development of the site impact on a national, regional or local designated site?**

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

There are no designated sites located adjacent to the proposed site.



## DELIVERABILITY IN THE PLAN PERIOD

**33. What is the ownership/control status of the site?** Select all that apply.

- |                                                                           |                                                                   |
|---------------------------------------------------------------------------|-------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Owned/controlled by single developer. | <input type="checkbox"/> Owned/controlled by multiple developers. |
| <input type="checkbox"/> Controlled by single owner.                      | <input type="checkbox"/> In control of multiple owners.           |
| <input type="checkbox"/> In partnership with a developer.                 | <input type="checkbox"/> In partnership with multiple developers. |
| <input type="checkbox"/> No developer involvement in the proposal.        |                                                                   |

Where there are additional developers or landowners involved please provide details.

No

**34. When is the development proposed to take place on the site?**

- ☒ Within 5 years of adoption of the Local Development Plan (up to 2023)
- ☐ Within 5-10 years (up to 2023 – 2028)
- ☐ Beyond 10 years (beyond 2028)

**35. Provide details to demonstrate that the site can be considered effective in terms of any housing proposals.**

(Whole, or in part to establish the suitability of the proposal in this regard).

A review of the site against the seven tests as set out in PAN 2/ 2010 Affordable Housing and Housing Land Audits demonstrates the continued effectiveness of the site.

LAND OWNERSHIP - I and H Brown own the site.

PHYSICAL - There are no constraints to site development. Issues with respect to flooding can be dealt with through design.

CONTAMINATION - No significant contamination expected onsite.

DEFICIT FUNDING - The progression of development on the site is not reliant on public funding.

MARKETABILITY- The site can be developed in the period under consideration by the LDP.

INFRASTRUCTURE - The site can be developed in the period under consideration by the LDP.

LAND USE - Housing adjacent to the settlement envelope is the preferred use of the land in planning terms in this location.

## PART 3 DECLARATIONS

### Action Programme

- ☒ I, the promoter/agent confirm that if my site is successful in the Call for Sites process and promoted within the Local Development Plan I will provide the Council with information as required to allow the Council to fulfill its duties to prepare Action Programmes.

### Further Information

- ☒ I, the promoter/agent confirm I am aware that as part of the Local Development Plan process I may be required to provide further information in the form of studies/investigations or other documentation prepared by suitably qualified professionals to support the information I have provided on this form and/or to establish the suitability of the site for development or redevelopment in line with the proposed use.

- ☒ I, the promoter/agent accept that details of this proposal may be publicised as part of consultation on this and future phases of the preparation of the local Development Plan.

**Signature**

- ☒ I, the promoter/agent certify that this is a submission for the Call for Sites process as part of Perth and Kinross Local Development Plan. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge (for electronic submissions, please confirm your statement by ticking the box instead of providing signature).

**Signature:**

**Name:**

**Date:**

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.

**36. How did you find out about the call for sites process?** optional question.

- ☒ Councils website
- ☐ Notice in Newspaper, could you tell us which one below?
- ☐ PKC Development Plan Scheme
- ☐ Telephone enquiry to Council
- ☐ Email enquiry to Council
- ☐ Social Media (e.g. Twitter, Facebook)
- ☐ Other, could you tell us how below?

Further information

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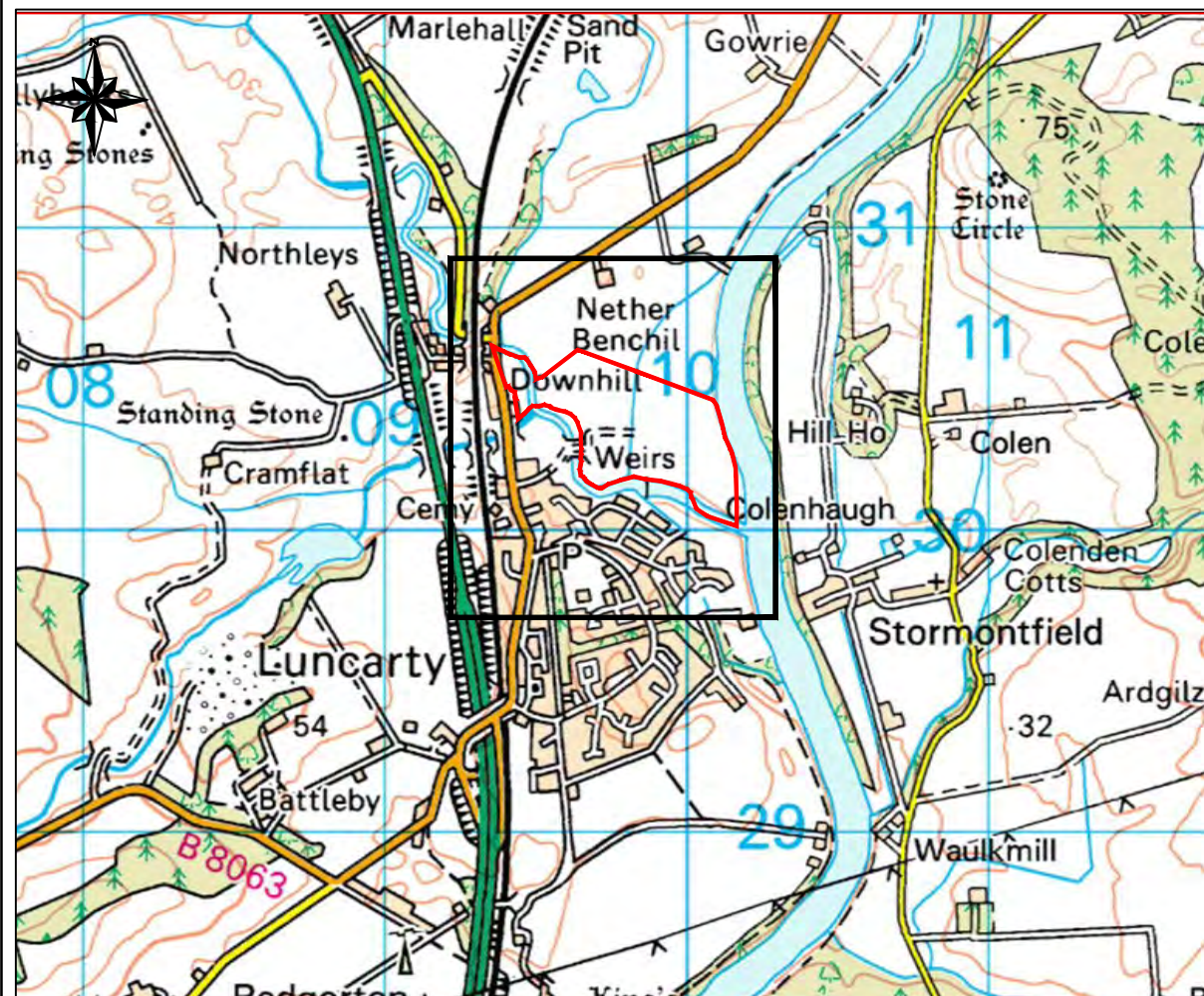
Completed Submission forms and location plans should be addressed to  
[developmentplan@pkc.gov.uk](mailto:developmentplan@pkc.gov.uk)

Or alternatively by post to:

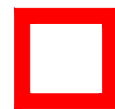
Local Development Plan Team  
Perth and Kinross Council  
Pullar House  
35 Kinnoull Street  
Perth  
PH1 5GD

The Call for Sites process will run from Tuesday 20 January 2015 for 10 weeks. Completed Submissions must be received by Tuesday 31 March 2015.

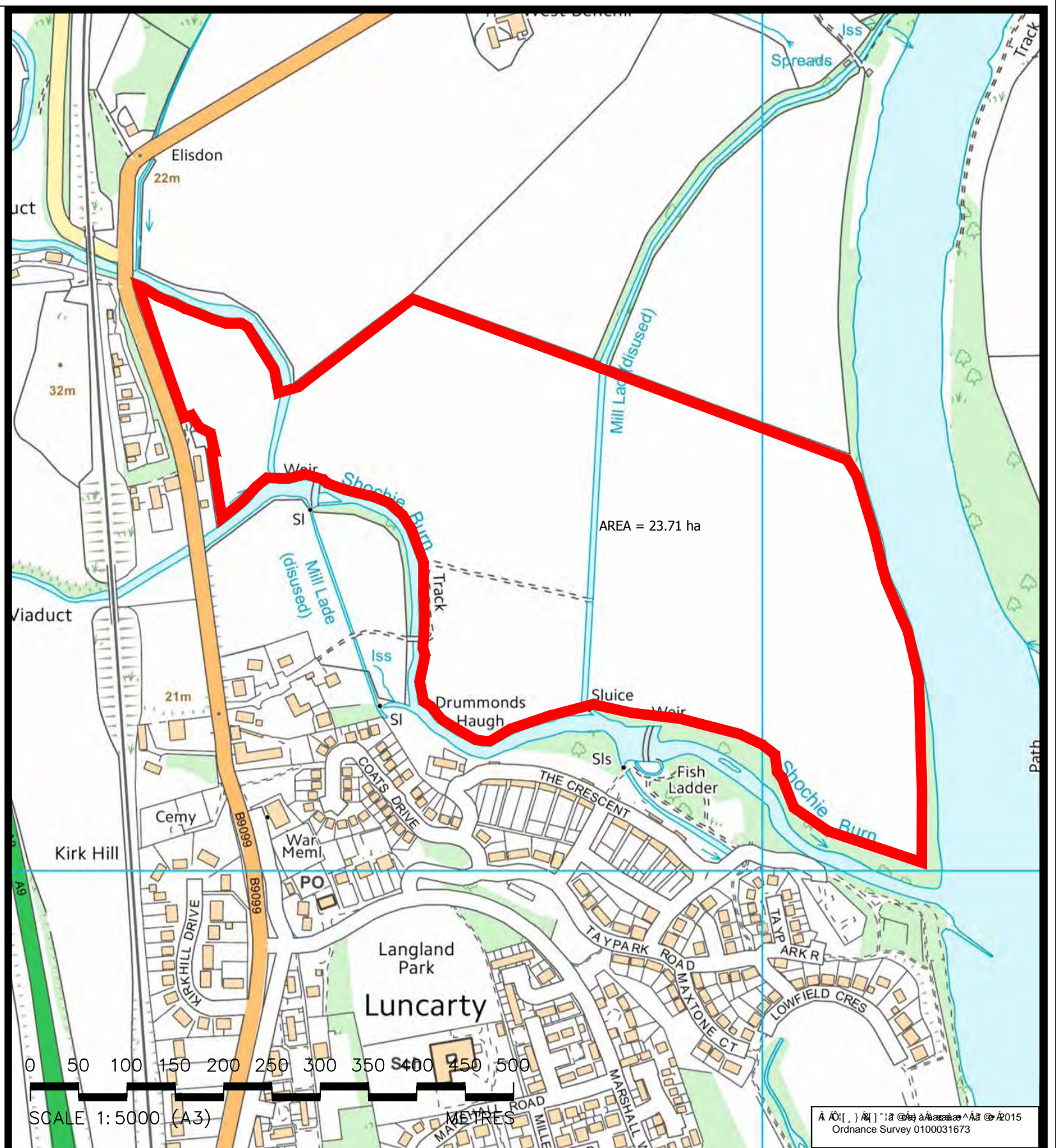




1 LOCATION PLAN  
Scale: 1:25000



PROPOSED HOUSING  
DEVELOPMENT



2 DETAIL PLAN  
Scale: 1:5000

0 50 100 150 200 250 300 350 400 450 500  
SCALE 1: 5000 (A3) METRES

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Ordnance Survey 0100031673

Project :  
609 PROPOSED DEVELOPMENTS

Drawing Title :  
LUNCARTY NORTH

Drawing Number :  
609-002-008

Scale :  
AS SHOWN  
@ A3

Notes :

Drawn By :  
NJ

Date :  
25/03/15

Rev	Date	By	Description



CIVIL ENGINEERING • REMEDIATION • ENERGY • DEVELOPMENT





# Perth and Kinross Local Development Plan

## Call for Sites

20 January - 31 March 2015

This form should be used to make a submission to the call for sites process to promote a site for development or redevelopment in the Perth and Kinross Local Development Plan. This form should be used where a change to a settlement boundary is suggested but should not be used for housing sites of fewer than 5 units as the Local Development Plan does not identify sites of this scale. Requested information should be concise and to the point.

For help completing this form you are advised to read the associated [Guidance notes](#) or ring us on 01738 475300

### PART 1 APPLICANT AND SITE DETAILS

#### 1. Your Details

Name	<input type="text" value="Rod McCrae"/>
Organisation/ Community Council	<input type="text" value="McCrae &amp; McCrae Ltd"/>
Building No./Name	<input type="text" value="12"/>
Address	<input type="text" value="Abbey Park Place"/>
Town/City	<input type="text" value="Dunfermline"/>
Postcode	<input type="text" value="KY4 7PD"/>
Telephone	<input type="text" value="01383722454"/>
Mobile	<input type="text" value="07711561814"/>
Email	<input type="text" value="info@mccraemccrae.co.uk"/>

#### 2. Lead Developers Details (if any)

Name	<input type="text"/>
Organisation	<input type="text"/>
Building No./Name	<input type="text"/>
Address	<input type="text"/>
Town/ City	<input type="text"/>
Postcode	<input type="text"/>
Telephone	<input type="text"/>
Mobile	<input type="text"/>
Email	<input type="text"/>

#### 3. Primary Landowner's Details (if known)

Name	<input type="text" value="Mike Gillies"/>	Postcode	<input type="text" value=""/>
organisation	<input type="text"/>	Telephone	<input type="text" value=""/>
Building No./Name	<input type="text"/>	Mobile	<input type="text" value=""/>
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.

East Inchmichael  
(Settlement Boundary)  
by Errol  
Perthshire  
PH2 7SP

**7. Current and Proposed Land Use**

Please describe the current designation and use of the site:

Houses, Retail and Bar, Industrial, Agricultural

What land use would you like the site considered for?

Housing along south Retail, Industrial and Agricultural

## 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?

Good access to Errol Primary School which is within cycling distance.

**9. How will the proposal support local communities? How will the proposal enhance or create new local facilities?**

More children for the primary school, more trade for local shops, bars and restaurant

**10. Will the proposal create any permanent employment within Perth and Kinross?**

Additional staff in retail and industrial. New housing would require extra Council personnel to service it (bins, road maintenance etc). New gardeners. Housing requires to be built by builders and they require to be maintained in the future.

11. If the proposal will result in a loss of employment land, please give further details.

Not applicable

12. If the proposal supports a designated National Planning Framework national priority or a site identified in the Strategic Development Plan, please give details.

The proposal development will support a designated national priority in 14 National Planning Framework 3 (June 2014) support sustainable economic growth and the transition to a low carbon economy.

A spatial priority in Tay Plan (June 2012) Perth already has too much traffic, pollution and traffic problems.

Tayplan (2012) policy 1 states that local plans may also provide for some development in settlements that are not principal settlements. Land can be released if development can be accommodated and supported by the settlement. We maintain in this rural area that the proposed development generally contributes to the objectives of the Tay (plan) and meets the local needs and demands and supports regeneration in the local economy. It is a infill 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.

More retail trade from the wine making employing staff, shed building, employing staff.

14. Is the proposed site within or next to an existing settlement area?

☒ Yes ☐ No

15. Is the proposed site within the Green Belt as identified in the Perth and Kinross Local Development Plan?

☐ Yes, go to question 16 ☒ No, go to question 17

**16. Describe what makes the proposal suitable or appropriate at a green belt location. Is a green belt location essential? If so, why?**

Not in green belt.

**17. Will the proposal affect any cultural heritage asset(s)?**

(for example, Scheduled Monuments, archaeological sites, listed buildings and or their setting, Conservation Areas, Gardens and Design Landscapes, Historical Battlefields). Please provide details of the asset(s) and of the impact (positive or negative) that the proposal will have.

No

**18. Provide details of any known previous development of the site.**

No

**19. Will development of this site re-use existing buildings?**

No



**20. Explain the compatibility of the proposal with neighbouring uses.**

The houses proposed could be occupied by staff employed at East Inchmichael.

**21. Explain the compatibility of the proposal with the existing character of the surrounding area.**

The houses would have the steading located at the back of them. There are already three houses there so there is an element of infill.

**22. How does the site's location promote the use of sustainable transport?**

If the staff live next to their work this would mean they don't have to travel to their work.

**23. Does the site make best use of solar gain? Is the site protected from prevailing winds?**

The south of the site is south facing, more trees and shrubs could be planted to break up the building mass and give the houses shelter.

**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.**

An approach has been made to the utility providers.

**26. Explain how the site relates to existing road and rail networks.**

An unclassified public road runs down the west side of the site. It in turn links up with the Perth - Dundee dual carriageway which has a bus service along it. There is a Perth - Dundee train line.

**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 is ample capacity in the 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.

The site is free from coal workings, contamination, flood risk, overhead powerlines, health and safety exclusion zones. I am a Chartered Surveyor and planning consultant but if needs be I can 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 development proposed would be a slight expansion of the existing settlement which includes seven houses, a winery and a shed making accommodation.

**30. How will the development contribute to the green network?**

More expansive public footpaths could extend over East Inchmichael Farm

**31. Is this site located within 2km of, or likely to have an effect on a designated Natura 2000 site?**

Please give details.

☐ Yes    ☒ No

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

**32. In what way would development of the site impact on a national, regional or local designated site?**

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

It would not

DELIVERABILITY IN THE PLAN PERIOD

**33. What is the ownership/control status of the site?** Select all that apply.

- |                                                                    |                                                                    |
|--------------------------------------------------------------------|--------------------------------------------------------------------|
| <input type="checkbox"/> Owned/controlled by single developer.     | <input type="checkbox"/> Owned/controlled by multiple developers.  |
| <input type="checkbox"/> Controlled by single owner.               | <input checked="" type="checkbox"/> In control of multiple owners. |
| <input type="checkbox"/> In partnership with a developer.          | <input type="checkbox"/> In partnership with multiple developers.  |
| <input type="checkbox"/> No developer involvement in the proposal. |                                                                    |

Where there are additional developers or landowners involved please provide details.

The Gillies Family

**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 demand for houses in the area especially serviced plots.

## PART 3 DECLARATIONS

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### Action Programme

- ☒ I, the promoter/agent confirm that if my site is successful in the Call for Sites process and promoted within the Local Development Plan I will provide the Council with information as required to allow the Council to fulfill its duties to prepare Action Programmes.

### Further Information


- ☒ I, the promoter/agent confirm I am aware that as part of the Local Development Plan process I may be required to provide further information in the form of studies/investigations or other documentation prepared by suitably qualified professionals to support the information I have provided on this form and/or to establish the suitability of the site for development or redevelopment in line with the proposed use.

- ☒ I, the promoter/agent accept that details of this proposal may be publicised as part of consultation on this and future phases of the preparation of the local Development Plan.

**Signature**

- ☒ I, the promoter/agent certify that this is a submission for the Call for Sites process as part of Perth and Kinross Local Development Plan. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge (for electronic submissions, please confirm your statement by ticking the box instead of providing signature).

Signature:



Name:

R J McCrae MRICS

Date:

30.03.15

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.

**36. How did you find out about the call for sites process? optional question.**

- ☒ Councils website  
☐ Notice in Newspaper, could you tell us which one below?  
☒ PKC Development Plan Scheme  
☐ Telephone enquiry to Council  
☐ Email enquiry to Council  
☐ Social Media (e.g. Twitter, Facebook)  
☐ Other, could you tell us how below?

Further information

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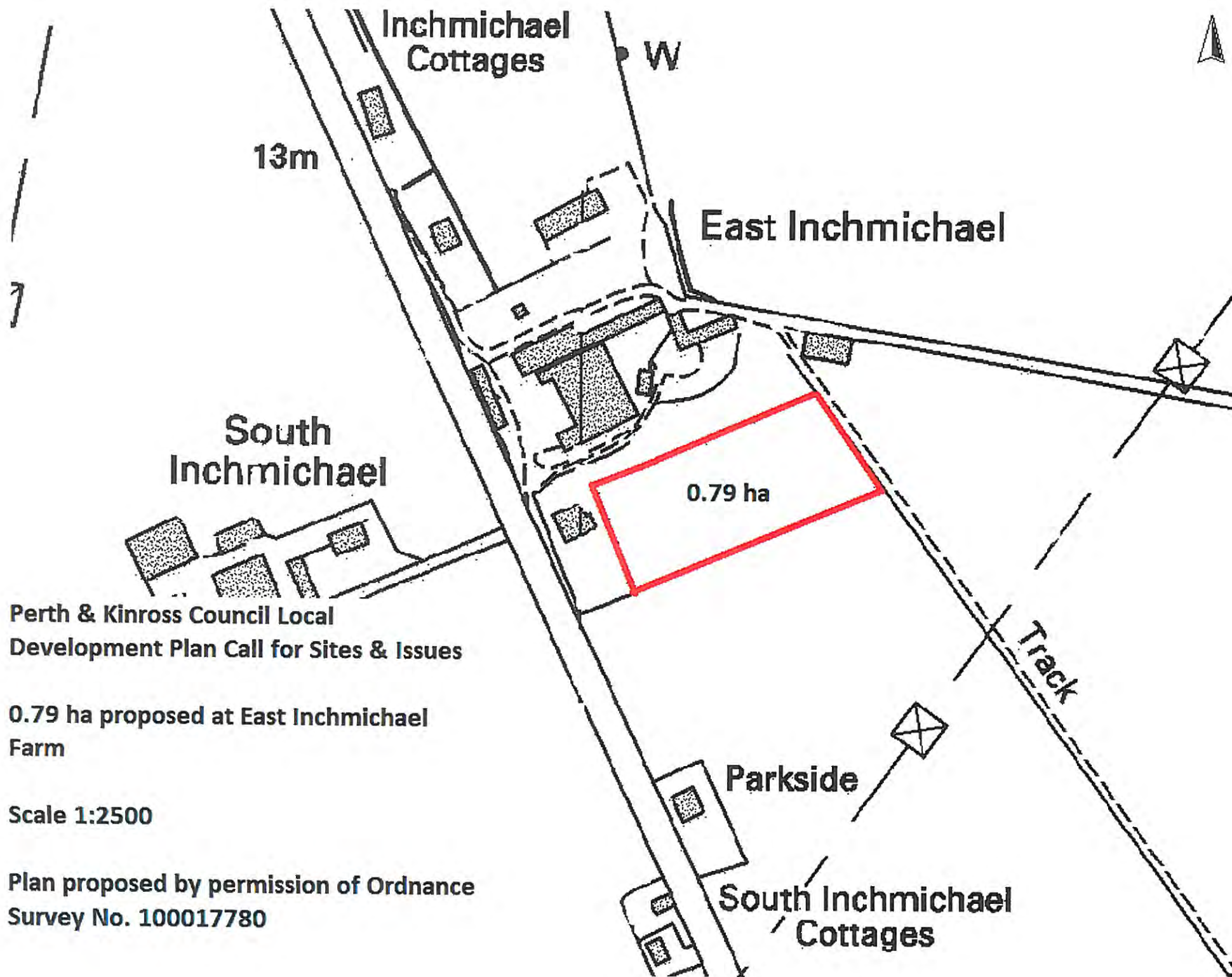
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[developmentplan@pkc.gov.uk](mailto:developmentplan@pkc.gov.uk)

Or alternatively by post to:

Local Development Plan Team  
Perth and Kinross Council  
Pullar House  
35 Kinnoull Street  
Perth  
PH1 5GD

The Call for Sites process will run from Tuesday 20 January 2015 for 10 weeks. Completed Submissions must be received by Tuesday 31 March 2015.







# 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

KEIR DOE

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

ABJIVE

organisation

Building No./Name

Address

Town/City

Postcode

Telephone

Mobile

Email

☒ Please confirm, by ticking this box, that the landowner(s) has been notified that a submission is being made to the Call for Sites process relating to the land in their ownership?  
See question 33.

**4. Who is the main contact for this submission?**

☒ You ☐ Developer ☐ Land Owner

☐ Other

**5. Site Area**

Please state the site area in either hectares or square metres:

Hectares (ha)

49 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.

MURKHOUSES FARM  
EAST AIRFIELD  
GRANGE  
GLAS  
POTTERSHIRE  
PH2 7TB

**7. Current and Proposed Land Use**

Please describe the current designation and use of the site:

INDUSTRIAL

What land use would you like the site considered for?

RESIDENTIAL, + EMPLOYMENT USE + COMMUNITY  
ORIGINALLY + POTENTIALLY A PRIMARY SCHOOL.



## PART 2 ADDRESSING THE SELECTION CRITERIA

### ENHANCING PLACE

8. Which of the strategic objectives within the Perth and Kinross Community Planning Partnership's Community Plan 2013 - 2023 does the proposal support? Select all that apply.

- ☒ Giving every child the best start in life
- ☒ Developing educated, responsible and informed citizens
- ☒ Promoting a prosperous, inclusive and sustainable economy
- ☒ Supporting people to lead independent, healthy and active lives
- ☒ Creating a safe and sustainable place for future generations

Please explain how?

SEE REP.

1. PENSION OF COMMUNITY DREAMS.

2. " " A SCHOOL

3. " " MORE WALK + CYCLE ROUTES WITHIN THE SITE

4. " " PURPOSE BUILT INDUSTRIAL UNITS + OFFICES.

9. How will the proposal support local communities? How will the proposal enhance or create new local facilities?

IT IS PROPOSED ZONING OF EMPLOYMENT LAND (MORE JOBS), COMMUNITY DREAMS (GREENSPACE) AND A PRIMARY SCHOOL.

10. Will the proposal create any permanent employment within Perth and Kinross?

YES. SEE REP.

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.

- REDEVELOPMENT OF BROWNFIELD SITE
- ECONOMIC BENEFITS
- PROVISION OF COMMUNITY/GREEN SPACE
- PROVISION OF A PRIMARY SCHOOL

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 CAN BE DEVELOPED IN A REASONABLY QUICK TIME FRAME AND HAS FEW CONSTRAINTS. THERE ARE MANY SITES IN PTK COUNCIL, WHERE THIS IS NOT THE CASE.

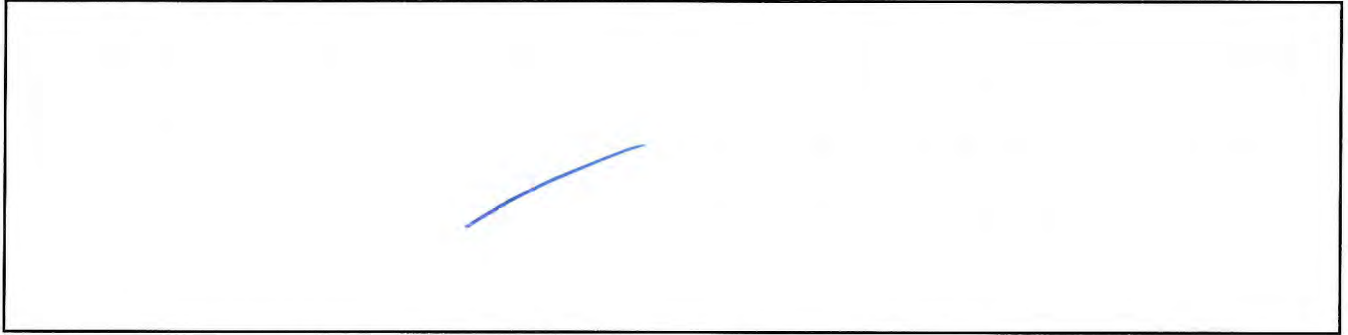
14. Is the proposed site within or next to an existing settlement area?

☒ Yes ☐ No

15. Is the proposed site within the Green Belt as identified in the Perth and Kinross Local Development Plan?

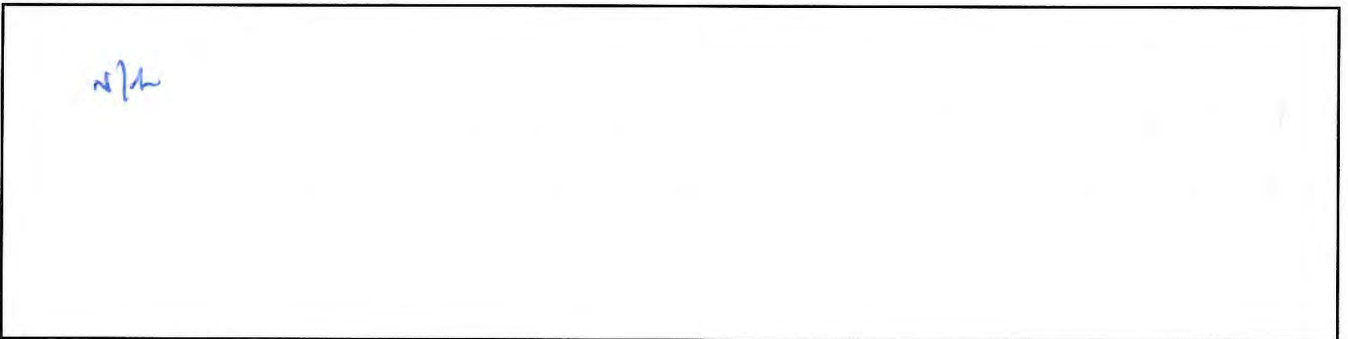
☐ Yes, go to question 16 ☒ No, go to question 17

16. Describe what makes the proposal suitable or appropriate at a green belt location. Is a green belt location essential? If so, why?

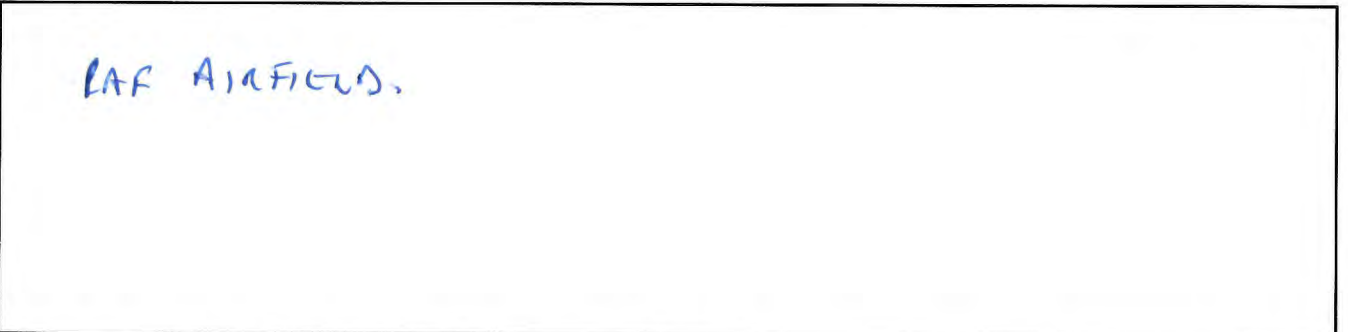


17. Will the proposal affect any cultural heritage asset(s)?

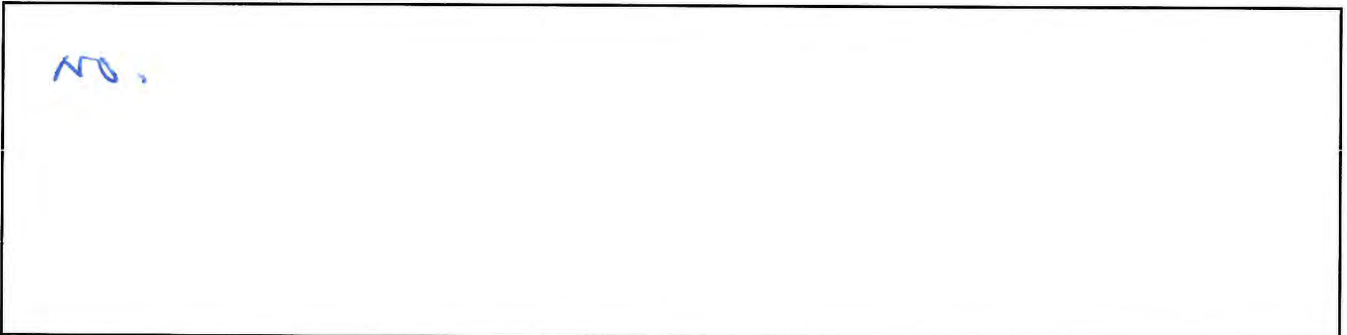
(for example, Scheduled Monuments, archaeological sites, listed buildings and or their setting, Conservation Areas, Gardens and Design Landscapes, Historical Battlefields). Please provide details of the asset(s) and of the impact (positive or negative) that the proposal will have.



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.

THE SURROUNDING AREAS OF THE AIR FIELD HAVE  
BEEN DEVELOPED IN PLANNING CONSENT HAS  
BEEN SECURED TO CONSTRUCT HOUSES.

21. Explain the compatibility of the proposal with the existing character of the surrounding area.

THE PROPOSED DEVELOPMENT WOULD CONTRIBUTE  
SIGNIFICANTLY TO THE REDEVELOPMENT AND  
REGENERATION OF THE AREA, SURROUNDING AREA IS  
RESIDENTIAL, WHILST SUBJECT SITE IS BROWNFIELD.

22. How does the site's location promote the use of sustainable transport?

REGULAR BUS SERVICE PASSES NORTHERN BOUNDARY  
OF SITE.

23. Does the site make best use of solar gain? Is the site protected from prevailing winds?

YES - IT IS SOUTH FACING.

#### 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.

IN CLOSE PROXIMITY / ADJACENT TO PUBLIC ROADS  
AND RAILWAY.

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 AWARE OF ANY.

#### 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.

NOT AWARE OF ANY.

SAFEGUARD GREEN INFRASTRUCTURE

29. Please explain what effect the proposal will have on the landscape character of the area.

DRAMATICALLY IMPROVE IT!

30. How will the development contribute to the green network?

IT LOOKS TO CREATE/CONNECT PATHS FOR WALKERS  
AND CYCLISTS. IT ALSO PROVIDES A COMMUNITY  
ORCHARD.

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 UNSURE.

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

RIVER TAY WITHIN 1km OF SITE.

32. In what way would development of the site impact on a national, regional or local designated site?

**NOTE:** You may be required to submit further information during the planning process, prepared by a suitably qualified professional, to establish the suitability of the proposal in this regard.

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).

THERE IS A DESPERATE REQUIREMENT TO RE-DEVELOP THE SITE. THE OWNERS ARE ALSO FULLY COMMITTED TO DEVELOPING THE SITE. THERE IS UNLIKELY TO BE, ACCESS, DRAINAGE, FLOODING, CONTAMINATION, OWNERSHIP OR SERVICES ISSUES.

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:

KEIL DUN

Date:

30.03.15

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.

**36. How did you find out about the call for sites process? optional question.**

- ☒ Councils website  
☐ Notice in Newspaper, could you tell us which one below?  
☐ PKC Development Plan Scheme  
☐ Telephone enquiry to Council  
☐ Email enquiry to Council  
☐ Social Media (e.g. Twitter, Facebook)  
☐ Other, could you tell us how below?

Further information

[Redacted Further Information]

Completed Submission forms and location plans should be addressed to  
[developmentplan@pkc.gov.uk](mailto:developmentplan@pkc.gov.uk)

Or alternatively by post to:

Local Development Plan Team  
Perth and Kinross Council  
Pullar House  
35 Kinnoull Street  
Perth  
PH1 5GD

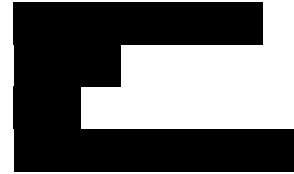
The Call for Sites process will run from Tuesday 20 January 2015 for 10 weeks. Completed Submissions must be received by Tuesday 31 March 2015.



30<sup>th</sup> March 2015

Local Development Plan Team  
Perth & Kinross Council  
Pullar House  
35 Kinnoull Street  
Perth

Keir Doe



Dear Sir/Madam

**LDP Call for Sites: Extension of Errol Airfield/Grange Settlement Boundary**

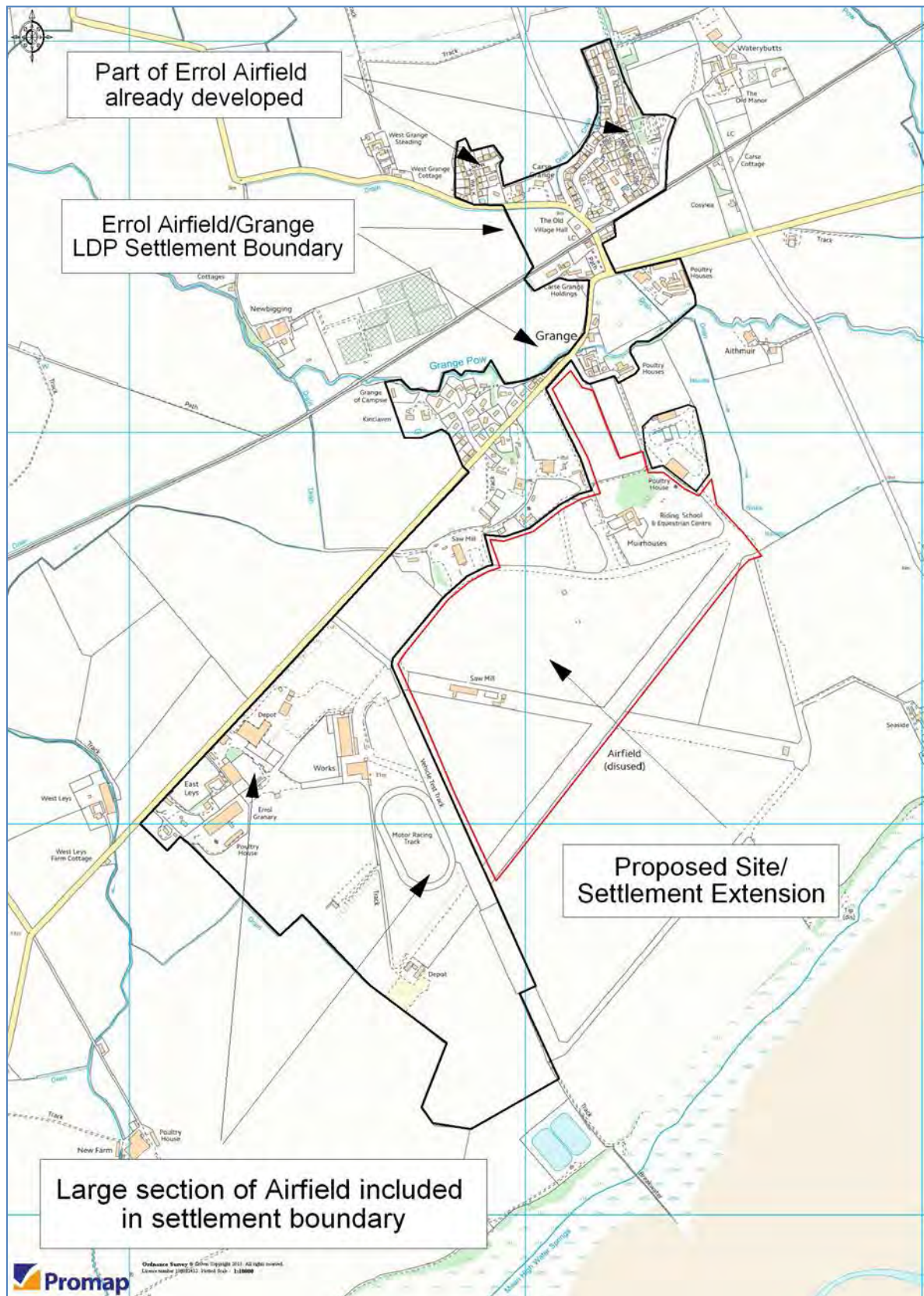
My family own Muirhouses farm, which is directly adjacent to the village of Grange and comprises the majority of RAF Errol Airfield (including the main runway, a taxi runway, sheds & hangers and the control tower). Accordingly, a large proportion of the farm is brownfield and of limited agricultural use.

Photograph 1: Main runway – 1.1km long and 45m wide



We propose the site outlined in red below be zoned for Residential & Employment Use and the Errol Airfield/Grange Settlement boundary be extended to incorporate it.

Map 1: Existing Errol Airfield/Grange Settlement Boundary and proposed extension



### **Errol Airfield/Grange Settlement – at Present:**

The village of Grange started out as a small hamlet, however over the last 10 years the settlement has grown significantly – primarily due to the redevelopment of adjacent brownfield sites which were previously part of RAF Errol Airfield. As a result, the settlement has been developed and extended in a piecemeal fashion and is consequently; dispersed, elongated and fragmented in shape.

Large sections of the airfield have been developed into houses or planning permission has been secured for residential development. The airfield buildings and hard standing areas at North Grange farm were developed into houses several years ago, whilst the Morris Leslie Group more recently have secured planning consent for 240 houses on their land which occupies part of the airfield.

The largest section of the airfield (most of which is on Muirhouses Farm) still remains undeveloped.

As a result of the piecemeal, housing focused and uncoordinated expansion of the settlement, there are number of issues which have arisen, including;

- There is a lack of sense of place
- There is no community green space/parkland
- There is are no village services (shops, community hall, primary school etc)
- Most people commute with very few people employed locally
- There is a lack of community spirit - very much as a result of the above mentioned factors
- There is a few safe cycle and walking routes

### **Proposed Site**

The proposed site extends to approximately 122 acres/49 hectares (illustrated on Map 1) and includes the main runway, taxi runway, hangers, sheds, control tower, plane parking bays and a derelict sawmill.

It is proposed that the site be zoned for Residential & Employment Use and incorporated into the Settlement boundary in the forthcoming LDP. We propose that the development would include housing, purpose built industrial units, office units, a community orchard and community facilities such as a primary school/community campus and a shop. This proposal would address a number of the settlements current issues – as bullet pointed above.

The development of this site would also offer a number of additional benefits including:

1. Redevelopment of a prominent brownfield site which lies into the heart of the village.



2. Demolition of the RAF sheds, huts & hangers, which have outlived their intended lifespan, are in a run down state and an eye soar
3. Provision of new industrial and office units – retaining existing employers and encouraging new employers to the area.
4. Provision of a community green space/park
5. Provision of community facilities, including a primary school.
6. Improvement of social cohesion and interaction
7. Better sense of place
8. A more compact settlement shape
9. Connection of outlying and remote areas which have been zoned in the current LDP
10. More safe cycle and walking routes

### **Existing LDP Position at Muirhouses Farm**

Approximately 8.4 acres of land (on Muirhouses Farm) including some hard standing areas and former RAF sheds has been zoned for Residential & Employment Use. Approximately 3.7 acres have been zoned as open space/community orchard in the adopted LDP. Please refer to Map 2 below.

Map 2: Land zoned in the LDP



There are approximately 22 industrial units at Muirhouses farm (housed in the RAF sheds, huts and hangers) which are the business premises for 13 tenants (some of which occupy more than one unit).

Whilst we welcome the zoning of 8.4 acres of land for Residential & Employment use, it is inadequate, in terms of space and sufficient enabling development, to allow us to develop the site and construct new industrial units to house our existing tenants.

This proposal to zone 122 acres/49 hectares is sufficient land on which to build new industrial units to house our existing tenants and build additional units to attract other businesses to the area.

### **Planning Policy**

In developing this site, we are proposing the redevelopment of brownfield land and a mixed used development which offers considerable social, economic and community benefits. There is no doubt that this proposal is in line with Scottish Planning Policy, Scotland National Planning Framework and the Tay Plan.

Please do not hesitate to get in contact with us if you have any further questions.

Yours sincerely

P Keir Doe MRTPI MRICS